



A G E N D A

WEST NIPISSING COMMITTEE OF ADJUSTMENT

MEETING HELD ON SEPTEMBER 13, 2021 – 7:30PM

Join Zoom Meeting

<https://www.westnipissing.ca/town-hall/council/council-meetings/>

1 647 558 0588

Meeting ID: 265 014 1204

Participant: #

Password: 654321

YouTube Link: <https://www.youtube.com/channel/UCG6HWMXnA-RBiH-UdZVCIHg>

1. Meeting called to Order;
2. Declaration of Pecuniary Interest;
3. Approval of Agenda for September 13, 2021;
4. Adoption of Minutes of July 12, 2021 meeting;
5. Agency Comments;
6. Consent and Minor Variance Applications.

File No.	Applicant/Agent	Address	Geographic Location	Purpose
C48/21	Ackerland, Randolph and Wendy	510 Kipling Road East	Hugel	Creation of one (1) new lot
C49/21	Clarke, Gary and Graham, Shawn	756 North and South Road	Kirkpatrick	Creation of two (2) new lots
C50/21	Rainville, Gisele and Michel	Old Highway 17	Kirkpatrick	Creation of one (1) new lot
C51/21	Frazer, Robin and Sebastiany, Thea	Fortin Road	Caldwell	Creation of two (2) new lots
C52/21	Estate of Donat Brosseau	Laurin Road	Badgerow	Three (3) lot additions
C53/21	Dearden, Craig and Suzanne	Highway 575	Badgerow	Creation of one (1) new lot
C54/21	Quinlan, Peter and Karen	33 McDonald Road	Kirkpatrick	Creation of one (1) new lot
C55/21	Goulet, Madeleine	Nipissing Street	Springer	Creation of one (1) new lot, six (6) lot additions, and one (1) Right-of-Way
C56/21	Alydra Limitee	Levac Road	Cache Bay	Creation of one (1) new lot
C57/21	Vaillancourt, Robert and Madeleine	Highway 64	Springer	Creation of one (1) new lot
C58/21	Tusun-Kalac, Olgica and Schwartzentruber, Daria	Trottier Road	Macpherson	Creation of three (3) new lots
C59/21	Black, Allison	463 Kipling Road West	Hugel	Creation of two (2) new lots
C60/21	Douglas, Colby (Concurrent file: MV2021/10)	616 Sabourin Road	Springer	Creation of one (1) new lot, and one (1) Easement
MV2021-10	Douglas, Colby (Concurrent file: C60/21)	616 Sabourin Road	Springer	To reduce minimum lot area from 0.2ha to 0.16ha

MV2021-08	Bohrer, Frederick	95B Avenue du Lac	Caldwell	Exemption from Paragraph 4.22 (d) prohibiting steel buildings in a Shoreline Residential zone
MV2021-11	Sauve, Rolland and Sharon	804 Lalande Road	Springer	To reduce minimum rear yard setback from 15m to 8.5m
C43/21	Toulouse, Niko and Seguin, Pierre	Dovercourt Street	Springer	Request for Change of Conditions
C44/21	2623822 Ontario Ltd.	Dovercourt Street	Springer	Request for Change of Conditions

7. Adjournment.

MINUTES

Municipality of West Nipissing
Meeting of the Committee of Adjustment
Held on July 12, 2021 at 7:00 PM
Chair: Denis Sénécal



PRESENT: Fernand Pellerin
Normand Roberge
Roger Gagnon
Denis Sénécal
Christopher Fisher

ABSENT:

CALL TO ORDER

RESOLUTION #2021/058

Moved by: **Christopher Fisher**

Seconded by: **Denis Sénécal**

That the Agenda for the Committee of Adjustment meeting of July 12th, 2021 be adopted, as presented.

CARRIED

MINUTES

RESOLUTION #2021/059

Moved by: **Christopher Fisher**

Seconded by: **Fernand Pellerin**

That the Minutes of the Committee of Adjustment meeting held on June 14th, 2021, be adopted, as presented.

CARRIED

APPLICATIONS FOR MINOR VARIANCE AND CONSENT

C36/21 - Application for Consent by Peter and Karen Quinlan (Owners)

A consent application made by Peter and Karen Quinlan to create one (1) new lot at 33 McDonald Road, Verner. Part lots 4 and 5, Concession 5, 36R12509 Part 1, Kirkpatrick Township, Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/060

Moved by: **Christopher Fisher**

Seconded by: **Denis Sénécal**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all property taxes are paid up to date.
3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.

4.	That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent.
5.	That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.

CARRIED

C37/21 - Application for Consent by Hans Tobler Jr. (Owner)

A consent application made by Hans Tobler Jr. to create one (1) new lot at Leclair Road, Verner. Part of Lot 2, Concession 1, except Pt 5, 36R-13922 Caldwell (49069-0585), District of Nipissing.

RESOLUTION #2021/061

Moved by: **Christopher Fisher**

Seconded by: **Denis Sénécal**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all taxes are paid up to date.
3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent.
5.	That the owner shall convey, at no cost to the municipality, any portion of the municipally maintained travelled road located on the property.
6.	The property is assessed for maintenance in the Tourigny Drain, Guenette Improvement Drain, J & R Steep Drain. The Clerk shall direct the Municipal Engineer to prepare a report to apportion the assessment for future maintenance of the severed and retained lands in relation to the respective drains to which each is located. The owner shall be responsible for the cost of the said report.
7.	The severed and retained lands shall be re-designated A2 in the West Nipissing Zoning by-law such that no dwelling may be constructed on either of the severed or retained lands.

CARRIED

C38/21 - Application for Consent by Hans Tobler Jr. (Owner)

A consent application made by Hans Tobler Jr. for an addition to a lot at Highway 17, Verner. Part of Lots 1 & 2, Concession 3, Caldwell, Municipality of West Nipissing, District of Nipissing. (PIN No.(s) 49069-0062, 0543, 0059)

RESOLUTION #2021/062

Moved by: **Roger Gagnon**

Seconded by: **Denis Sénécal**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all taxes are paid up to date.

3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent.
5.	The property is assessed for maintenance in the Demers Drain, Catchment of Beaudry-Poitrass Drain. The Clerk shall direct the Municipal Engineer to prepare a report to apportion the assessment for future maintenance of the severed and retained lands in relation to the respective drains to which each is located. The owner shall be responsible for the cost of the said report.
6.	The severed and retained lands shall be re-designated A2 in the West Nipissing Zoning by-law such that no dwelling may be constructed on either of the severed or retained lands.
7.	The conditions of Consent file C40/21 be met and Consent Granted.
8.	That a PIN consolidation for the severed lands and the lands created by C40/21 be filed in the land registry office.

CARRIED

C40/21 - Application for Consent by Hans Tobler Jr. (Owner)

A consent application made by Hans Tobler Jr. to create one (1) new lot and lot addition at 147 Beaudry Road, Verner. Part of Lots 1 & 2, Concession 3, Caldwell Township, Municipality of West Nipissing, District of Nipissing. (PIN No.(s) 49069-0062, 0543, 0059)

RESOLUTION #2021/063

Moved by: **Roger Gagnon**

Seconded by: **Denis Sénécal**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all taxes are paid up to date.
3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent.
5.	The property is assessed for maintenance in the Beaudry-Poitrass Drain. The Clerk shall direct the Municipal Engineer to prepare a report to apportion the assessment for future maintenance of the severed and retained lands in relation to the respective drains to which each is located. The owner shall be responsible for the cost of the said report.
6.	The severed and retained lands shall be re-designated A2 in the West Nipissing Zoning by-law such that no dwelling may be constructed on either of the severed or retained lands.
7.	The conditions of Consent file C38/21 be met and Consent Granted.
8.	That a PIN consolidation for the severed lands and the lands created by C38/21 be filed in the land registry office.

CARRIED

C42/21 - Application for Consent by Denis and Rita Beaudry (Owners)

A consent application made by Denis and Rita Beaudry to create one (1) new lot at 11038 Highway 17, Verner. E 1/2 of E 1/2 Part Lot 2, Concession 3, Caldwell Township, Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/064

Moved by: **Roger Gagnon**

Seconded by: **Denis Sénécal**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all taxes are paid up to date.
3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent.
5.	The property is assessed for maintenance in the Demers Drain, Beaudry-Poitras Drain. The Clerk shall direct the Municipal Engineer to prepare a report to apportion the assessment for future maintenance of the severed and retained lands in relation to the respective drains to which each is located. The owner shall be responsible for the cost of the said report.
6.	The severed and retained lands shall be re-designated A2 in the West Nipissing Zoning by-law such that no dwelling may be constructed on either of the severed or retained lands.

CARRIED

C41/21 - Application for Consent by Rheal and Madeleine Beaudry (Owners)

A consent application made by Rheal and Madeleine Beaudry to create one (1) new lot at 182 Quesnel Road, Sturgeon Falls. Part Lot 1, Concession B, Springer Township, Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/065

Moved by: **Christopher Fisher**

Seconded by: **Roger Gagnon**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all taxes are paid up to date.
3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent.
5.	The property is located within the Watershed of Municipal Drains, namely the Duchesne Drain and Promenade du Lac Drain. the Municipal Clerk shall instruct the engineer to prepare a report pursuant to Section 65(1) of the Drainage Act to apportion the assessment for future maintenance. the Owner shall be solely responsible for the report. The report shall also satisfy Condition 5 for Consent file C22/21.

6.	That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.
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CARRIED

C43/21 - Application for Consent by Niko Toulouse and Pierre Seguin (Owners)

A consent application made by Niko Toulouse and Pierre Seguin for an addition to a lot at Dovercourt Road, Sturgeon Falls. Part Lot 4, Concession 1, 36R14278 Part 6, Springer Township, Municipality of West Nipissing, District of Nipissing. (PIN 49079-1019)

RESOLUTION #2021/066

Moved by: **Denis Sénécal**

Seconded by: **Christopher Fisher**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all taxes are paid up to date.
3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent.
5.	That a PIN Consolidation for the severed lands in C43/21 and C44/21 and the lands to which they are added be registered in the Land Registry Office.

CARRIED

C44/21 - Application for Consent by 2623822 Ontario Ltd. (Owners)

A consent application made by 2623822 Ontario Ltd. for a lot addition at Dovercourt Road, Sturgeon Falls. Part Lot 4, Concession 1, Springer Township, Municipality of West Nipissing, District of Nipissing. (PIN 49079-1020)

RESOLUTION #2021/067

Moved by: **Denis Sénécal**

Seconded by: **Christopher Fisher**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all taxes are paid up to date.
3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent.
5.	That all conditions of Consent File C43/21 are met and Consent granted.
6.	That a PIN Consolidation for the severed lands in C43/21 and C44/21 and the lands to which they are added be registered in the Land Registry Office.

CARRIED

C45/21 - Application for Consent by Roch and Julie Ducharme (Owners)

A consent application made by Roch and Julie Ducharme for a lot addition at 750 Burnt Lake Road, Sturgeon Falls. Part Lot 7, Concession 5, Springer Township, Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/068

Moved by: **Roger Gagnon**

Seconded by: **Christopher Fisher**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all taxes are paid up to date.
3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent.
5.	That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
6.	That a PIN consolidation for the severed lands and the lands to which it is being added be filed in the Land Registry Office.

CARRIED

C46/21 - Application for Consent by Elvin Mopera, Cesar Arabejo, and Godofredo Camacho (Owners)

A consent application made by Elvin Mopera, Cesar Arabejo, and Godofredo Camacho to add two (2) new lots at 786 Old Highway 17 Road, Verner. Part Lot 7, Concession 5, 36R13434 Parts 13 and 14, Kirkpatrick Township, Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/069

Moved by: **Christopher Fisher**

Seconded by: **Fernand Pellerin**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all taxes are paid up to date.
3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent.
5.	That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
6.	That a PIN Consolidation for the severed (2) lands be registered with the Land Registry Office.

CARRIED

C47/21 - Application for Consent by SVK Completions Solutions Inc. (Owners)

A consent application made by SVK Completions Solutions Inc. to add two (2) new lots on Island B8, PCL 7047, Nipissing, E Pt Island B8, Loudon Township, Municipality of West Nipissing, District of Nipissing.

RESOLUTION #2021/070

Moved by: **Christopher Fisher**

Seconded by: **Roger Gagnon**

CONDITIONS:

1.	That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality.
2.	Confirmation that all taxes are paid up to date.
3.	That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended.
4.	That a Transfer/Deed of Land be submitted to the Secretary Treasurer for the issuance of a Certificate of Consent.
5.	Pursuant to the provisions Table 6.3, Note (e) of the West Nipissing. The owner shall obtain a Septic Review by the North Mattawa Conservation Authority which review shall address the type and size of septic installation appropriate for the subject property.

CARRIED

MV2021-06 - Application for Minor Variance by Robert and Laurie Roeterink (Owners)

A minor variance application made by Robert and Laurie Roeterink to reduce minimum front yard set-back from 18m to 9.7m in order to convert existing deck to enclosed sunroom at 89A South Shore Road, Field. PCL 19504, NIP, Pt lot 13, Con 2 Pt SR LOC TT-79, PCL 29190 Pt RD ALL Being Pt 7 36R11031, Field Township, Municipality West Nipissing.

RESOLUTION #2021/071

Moved by: **Christopher Fisher**

Seconded by: **Denis Sénécal**

CARRIED

MV2021-07 - Application for Minor Variance by SVK Completions Solutions Inc. (Owner)

A minor variance application made by SVK Completions Solutions Inc. to reduce minimum lot area from 1 ha to 0.80 ha in a Shoreline Residential Zone (SR). Island B8, PCL 7047, Nipissing, E Pt Island B8, Loudon Township, Municipality West Nipissing.

RESOLUTION #2021/072

Moved by: **Christopher Fisher**

Seconded by: **Roger Gagnon**

CARRIED

Request for issuance of a Validation Certificate by Daniel and Rachel Michel

WHEREAS it has been determined that the property located at 30 Dubeau Street, Verner is in in

violation of the *Planning Act* (Ontario) as a result of being held in common ownership prior to the *Planning Act* coming into force and effect on June 27, 1970;

AND WHEREAS Section 57 of the *Planning Act* authorizes the issuance of a Validation Certificate in order to correct certain violations of the *Planning Act* for parcels of land which are legally existing;

BE IT RESOLVED THAT Validation Certificate (s) be issued for Pin no.49070-0110, Parcel 16458, Nipissing, being Part Lot 8, Concession 4, Caldwell, being Part 2, Plan 36R-7776, Township of Caldwell, District of Nipissing, Municipality of West Nipissing;

BE IT FURTHER RESOLVED THAT the Committee of Adjustment for the Municipality of West Nipissing confirms that the lands meet the criteria for the issuance of a Certificate of Validation.

RESOLUTION #2021/073

Moved by: **Fernand Pellerin**

Seconded by: **Christopher Fisher**

CARRIED

ADJOURNMENT

RESOLUTION #2021/074

Moved By: **Christopher Fisher**

Seconded by: **Roger Gagnon**

BE IT RESOLVED THAT the West Nipissing Committee of Adjustment meeting be adjourned to September 13, 2021.

CARRIED

RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN/CP RAIL	PUBLIC WORKS DEPT.	BUILDING DEPT.
C48/21 Randolph and Wendy Ackerland	•	• No comments	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> • No water • No sewer • Conveyance of road allowance 	• No issues
C49/21 Gary Clarke and Shawn Graham	•	• No comments	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> • No water • No sewer • Need easement for road, roadside drainage and any other outlets for drainage 	• No issues
C50/21 Gisele and Michel Rainville	•	<ul style="list-style-type: none"> • No objection • Permits may be required 	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> • No water • No sewer • No foreseeable road issues 	• No issues
C51/21 Robin Frazer and Thea Sebastiany	•	• No comments	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> • No water • No sewer • No foreseeable roads issues 	• No issues
C52/21 Estate of Donat Brosseau	• No concerns	<ul style="list-style-type: none"> • No objection • Permits may be required 	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> • No water • No sewer • No foreseeable roads issues 	• No issues
C53/21 Craig and Susan Dearden	• No concerns	•	• No comments or concerns	• No objections	•	• N/A	• No issues
C54/21 Peter and Karen Quinlan	• No concerns	• No comments	• No comments or concerns	• No objections	•	<ul style="list-style-type: none"> • No water • No sewer • No foreseeable road issues 	• No issues

RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN/CP RAIL	PUBLIC WORKS DEPT.	BUILDING DEPT.
C55/21 Madeleine Goulet	•	•	• No comments or concerns	<ul style="list-style-type: none"> • A three metre (3 m) Frontage Easement along Nipissing Street and along the Cul de Sac on Levesque Street, across the entire parcel (both severed and retained lands) , registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/ Applicant is also responsible for obtaining/ providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/ Mortgage of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement. 	•	<ul style="list-style-type: none"> • No water from Nipissing • No sewer from Nipissing • No foreseeable roads issue, Nipissing roadside drainage to be maintained • Water available from Aubrey on Levesque • Sewer M/H on Aubrey at Levesque, main would need to be extended. Owner to confirm depth is adequate. • Drainage easement required along north edge P/L of Retained lot for existing Levesque street roadside drainage. Match adjacent development Lot 45 • Turning basin shall be OPSS/OPSD 500.020 • Lot additions/ Severance(s) shall conform to current entrance by law. 	• No issues
C56/21 Alydra Limitee	• No concerns	•	• No comments or concerns	<ul style="list-style-type: none"> • A three metre (3 m) Frontage Easement along Levac Road and Ritchie Road street(s), across the entire parcel (both severed and retained lands), registered on title to the subject property. The Owner/ Applicant will be responsible for all legal and survey costs. The Owner/ Applicant is also responsible for obtaining/ providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/ Mortgage of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement. 	•	<ul style="list-style-type: none"> • No water • No sewer • No road access 	• No issues

RECORD OF ALL COMMENTS

APPLICATION	BELL CANADA	MTO	HYDRO ONE	GREATER SUDBURY UTILITIES	CN/CP RAIL	PUBLIC WORKS DEPT.	BUILDING DEPT.
C57/21 Robert and Madeleine Vaillancourt	•	•	• No comments or concerns	• No objections	•	• N/A	• No issues
C58/21 Olgicia Tusun-Kalac and Daria Schwartzenruber	• No concerns	•	• No comments or concerns	• No objections	•	• No water • No sewer • No foreseeable road issues	• No issues
C59/21 Allison Black	•	•	• No comments or concerns	• No objections	•	• No water • No sewer • Retain 20m ROW	• No issues
C60/21 Colby Douglas	•	•	• No comments or concerns	• No objections	•	• Water service to retained lot shall be aligned and within the proposed easement • Drive-In subject to 5 year NO CUT policy • No foreseeable roads issues	• No issues
MV2021/08 Frederick Bohrer	•	•	•	• No objections	•	• No water • No sewer • No foreseeable roads issue	• No issues
MV2021/10 Colby Douglas	•	•	•	• No objections	•	• Water service to retained lot shall be aligned and within the proposed easement • Drive-In subject to 5 year NO CUT policy • No foreseeable roads issues	• No issues
MV2021/11 Rolland and Sharon Sauve	•	•	•	• No objections	•	• No issues	• No issues

PLANNING SUMMARY REPORT

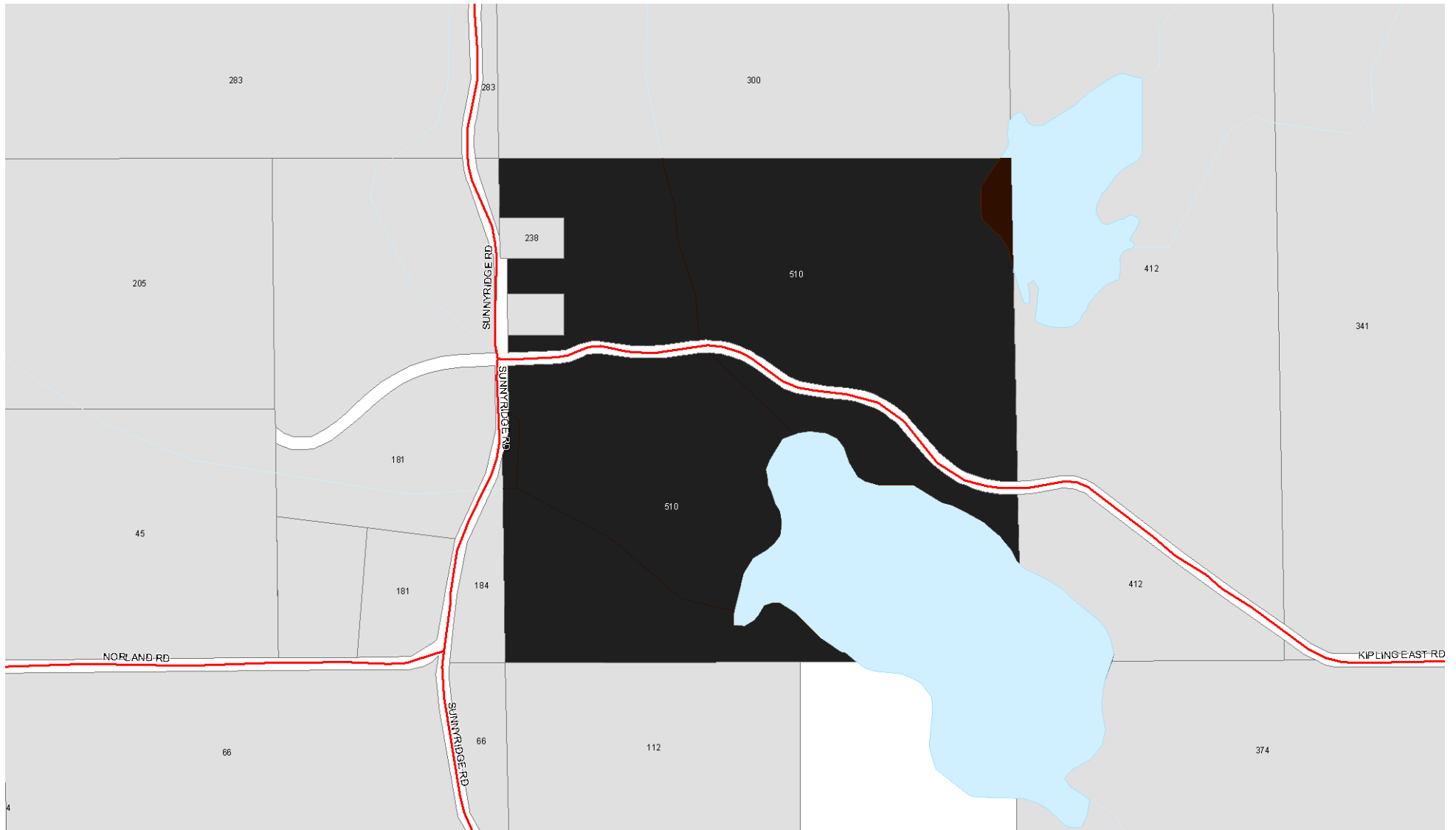
CONSENT APPLICATION NO. C48/21

Registered Owner(s)	Randolph and Wendy Ackerland
Agent(s)	N/A
Property Location	510 Kipling Road East, Verner, ON South Part Lot 2, Concession 3, Hugel Township, Municipality of West Nipissing
Purpose and Effect of Application	Creation of one (1) new lot
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. That the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and 10m from centre line of road be transferred to the municipality as a condition of the within severance. 6. The owners shall, pursuant to Section 65(2) of the Drainage Act, R.S.O., 1990 (the "Act"), enter into an Agreement with regard to their respective share(s) of the drainage assessment and shall file such agreement with the Clerk of the Municipality of West Nipissing, for the approval by the Council for the Municipality of West Nipissing. In the event that the Agreement of the parties is not acceptable to the Council of the West Nipissing Municipality, the provisions of Section 65(1) of the Act shall apply. (Hughey Drain)
Recommendation	Severance be granted subject to conditions of approval.

FILE: C48/21

APPLICANT: Randolph and Wendy Ackerland

PROPERTY: 510 Kipling Road East



Map Area

Map Centre

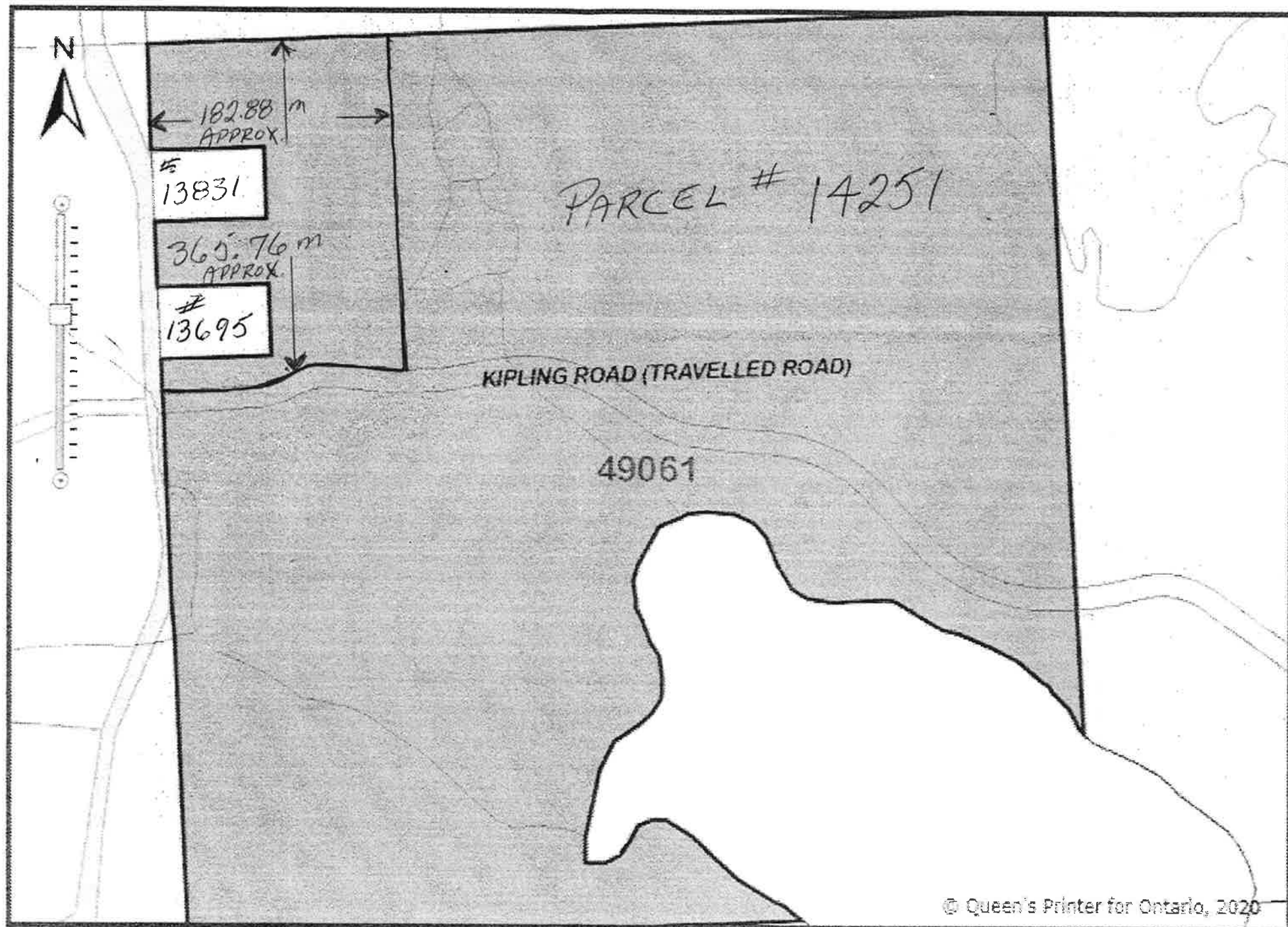
Search By Street

Measurement

Layers ▾

Go To LRO Map

Print Map



PLANNING SUMMARY REPORT

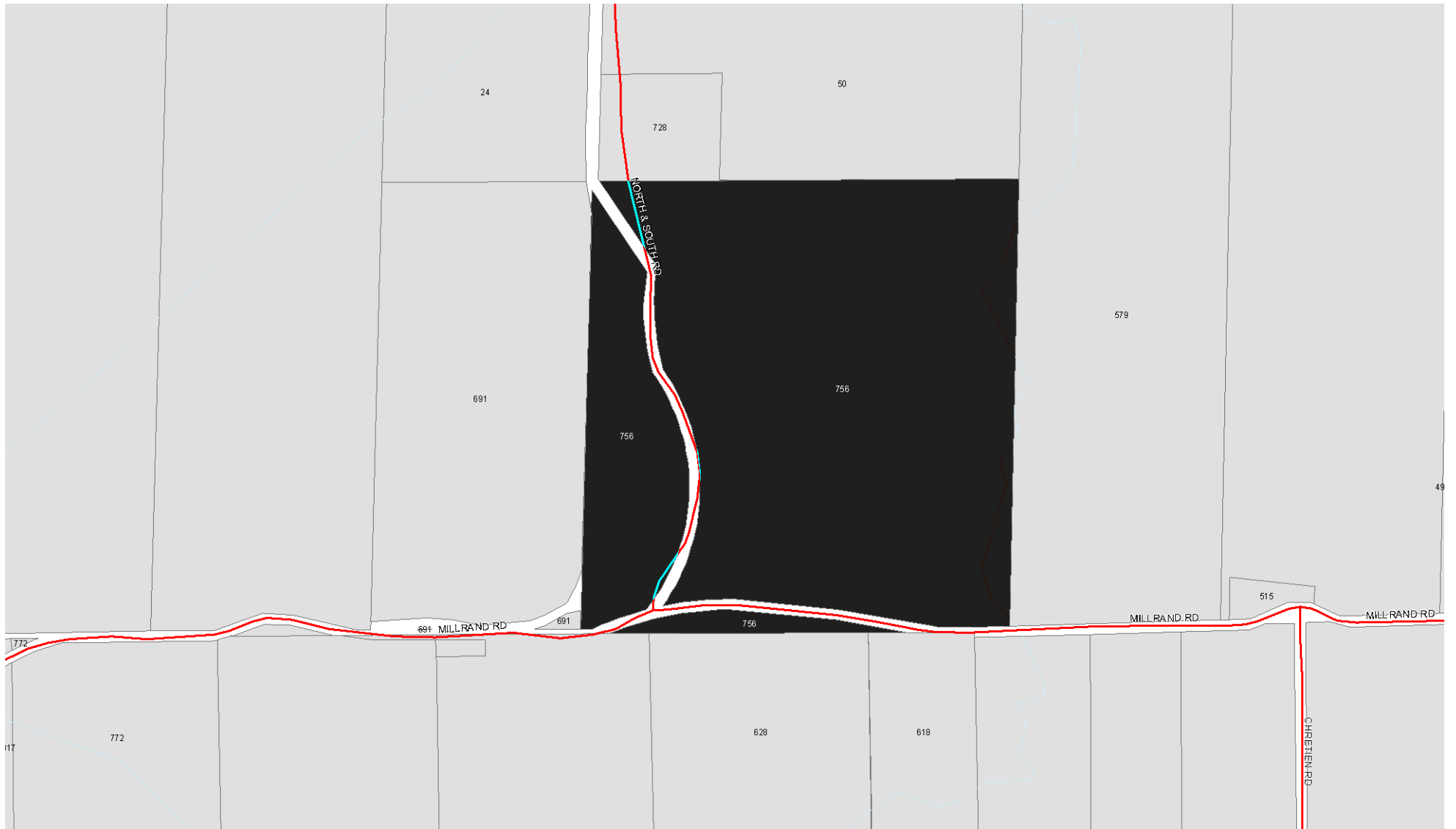
CONSENT APPLICATION NO. C49/21

Registered Owner(s)	Gary Clarke and Shawn Graham
Agent(s)	Miller and Urso Surveying Inc.
Property Location	756 North and South Road, Verner, ON South 1/2 Lot 8, Concession 1, Kirkpatrick Township, Municipality of West Nipissing
Purpose and Effect of Application	Creation of two (2) new lots
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. That the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and 10m from centre line of road be transferred to the municipality as a condition of the within severance. 6. The owners shall, pursuant to Section 65(2) of the Drainage Act, R.S.O., 1990 (the "Act"), enter into an Agreement with regard to their respective share(s) of the drainage assessment and shall file such agreement with the Clerk of the Municipality of West Nipissing, for the approval by the Council for the Municipality of West Nipissing. In the event that the Agreement of the parties is not acceptable to the Council of the West Nipissing Municipality, the provisions of Section 65(1) of the Act shall apply. (Hurtubise Drain) 7. In the event that the survey determined that no portion of the travelled roadway touches the property described as 49063-0552, the owners shall use their best efforts to negotiate a right of way over the naturally severed lands lying south of Millrand Road to the owner of PIN NO. 49063-0552. It is understood and agreed that the owner of PIN no. 49063-0552 shall be responsible for the application and survey costs of such right of way.
Recommendation	Severance be granted subject to conditions of approval.

FILE: C49/21

APPLICANT: GARY CLARKE AND SHAWN D. GRAHAM

PROPERTY: 756 NORTH & SOUTH ROAD

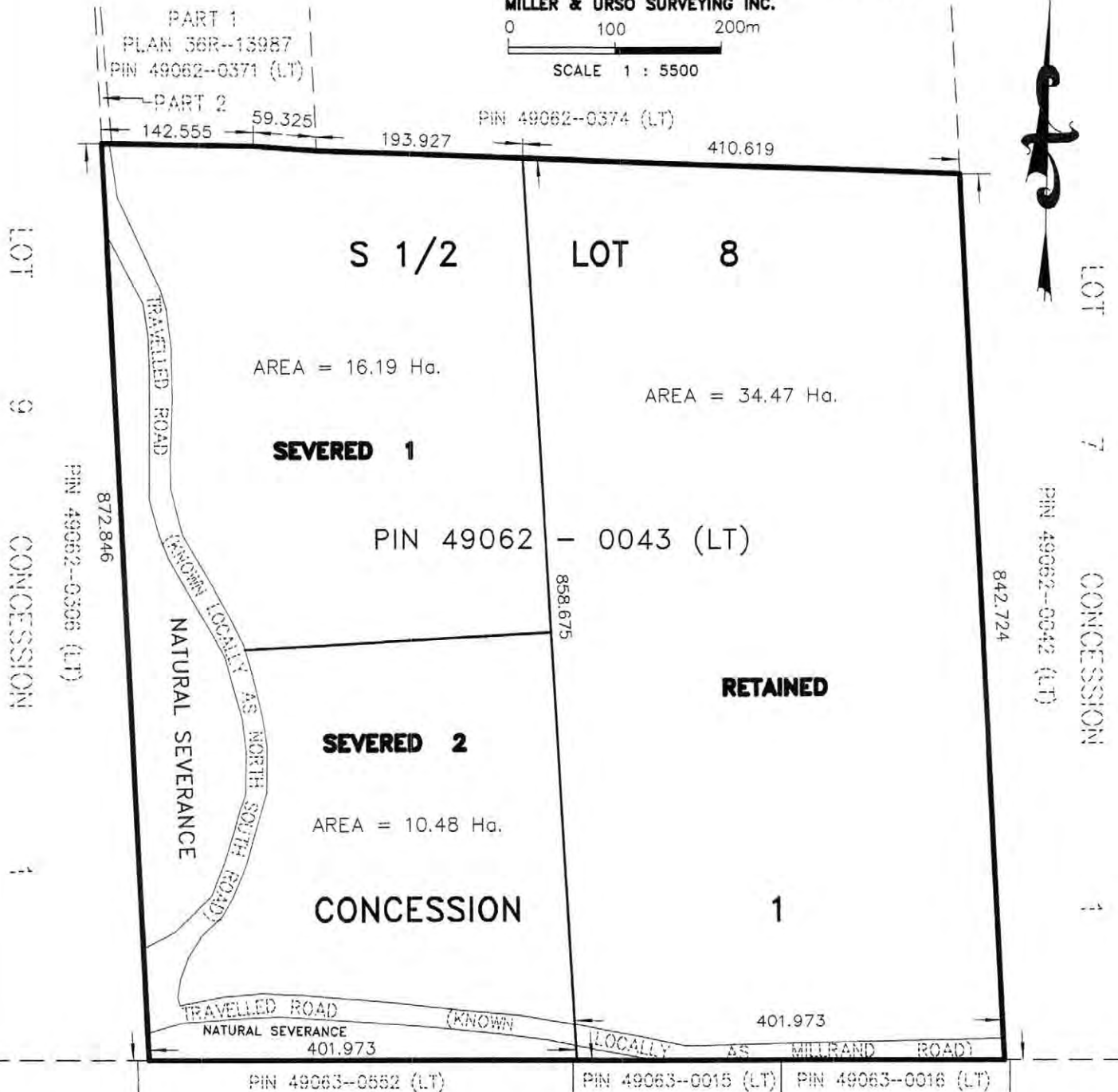
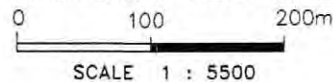


CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

SKETCH FOR CONSENT SHOWING
PART OF S 1/2 OF LOT 8, CONCESSION 1
TOWNSHIP OF KIRKPATRICK
NOW IN THE
MUNICIPALITY OF WEST NIPISSING
DISTRICT OF NIPISSING

MILLER & URSO SURVEYING INC.



METRIC **METRIC UNITS**
DISTANCES AND COORDINATES SHOWN ON
THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

CLIENTS: GARY CLARKE AND DAN GRAHAM



MILLER & URSO SURVEYING INC.
SURVEYING · ENGINEERING · PLANNING
1501 Seymour Street North Bay ON P1A 0C5
www.musurveying.com info@musurveying.com
P: (705) 474-1210 F: (705) 474-1783

PLANNING SUMMARY REPORT

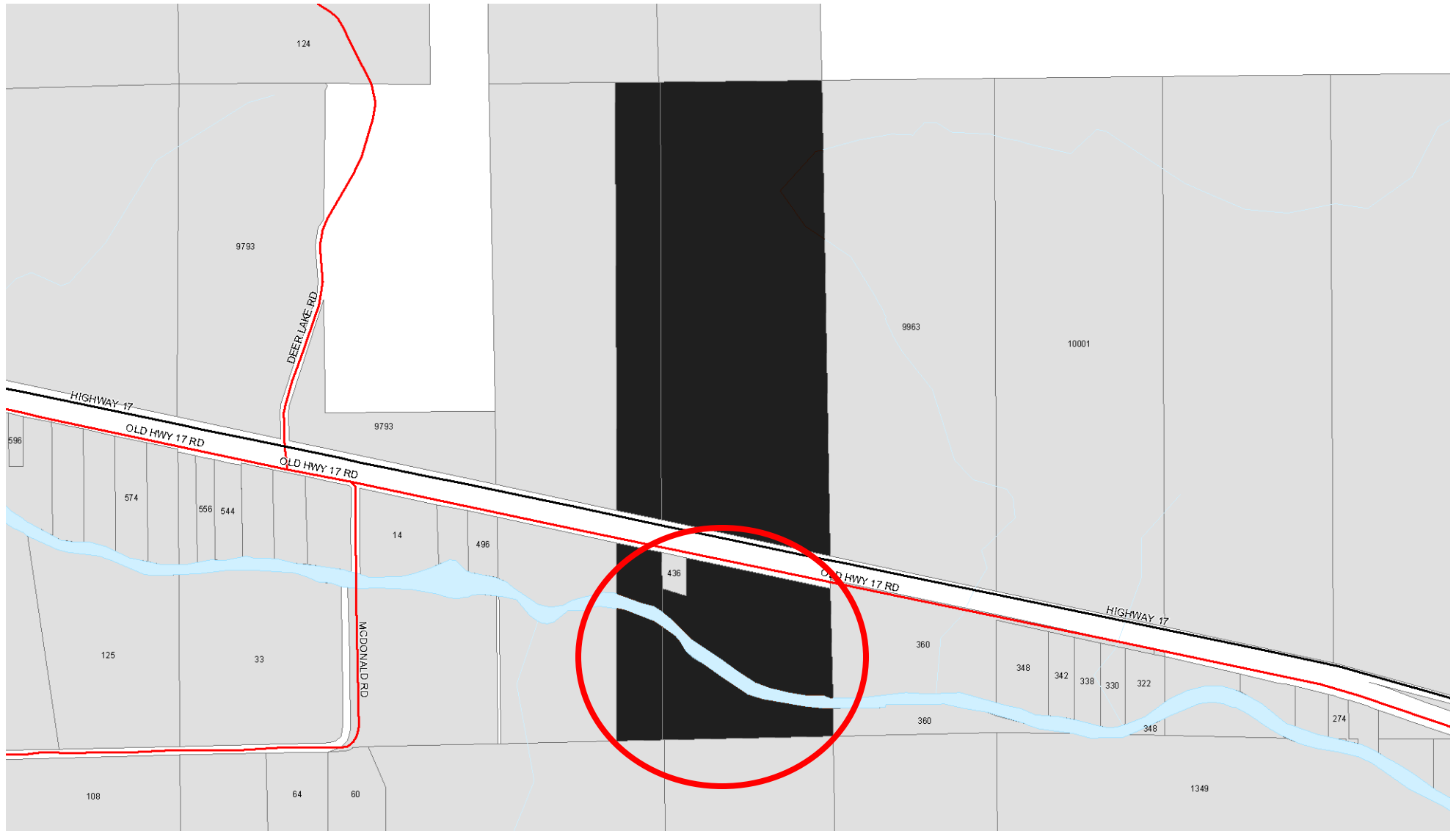
CONSENT APPLICATION NO. C50/21

Registered Owner(s)	Gisele and Michel Rainville
Agent(s)	N/A
Property Location	Old Highway 17, Verner, ON Part Lot 3 and 4, Concession 5, Kirkpatrick Township, Municipality of West Nipissing.
Purpose and Effect of Application	Creation of one (1) new lot (technical severance to divide previously separated parcels merged through common ownership)
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. That the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and 10m from centre line of road be transferred to the municipality as a condition of the within severance. 6. The owners shall, pursuant to Section 65(2) of the Drainage Act, R.S.O., 1990 (the "Act"), enter into an Agreement with regard to their respective share(s) of the drainage assessment and shall file such agreement with the Clerk of the Municipality of West Nipissing, for the approval by the Council for the Municipality of West Nipissing. In the event that the Agreement of the parties is not acceptable to the Council of the West Nipissing Municipality, the provisions of Section 65(1) of the Act shall apply. (A. Brunet Drain 2004)
Recommendation	Severance be granted subject to conditions of approval.

FILE: C50/21

APPLICANTS: Gisele and Michel Rainville

PROPERTY: Old Highway 17, Verner



FILE: C50/21

APPLICANT: GISELE AND MICHEL RAINVILLE

PROPERTY: OLD HIGHWAY 17, VERNER



PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C51/21

Registered Owner(s)	Robin Frazer and Thea Sebastiany
Agent(s)	Goodridge Goulet Planning and Surveying
Property Location	Fortin Road, Verner, ON Part Lot 2, Concession C, 36R14500 Part 2, Caldwell Township, Municipality of West Nipissing
Purpose and Effect of Application	Creation of two (2) new lots
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.
Recommendation	<p>Severance be granted subject to conditions of approval.</p> <p>Note: Severed (portion) was previously approved as Lot Addition which was not completed.</p>

FILE: C51/21

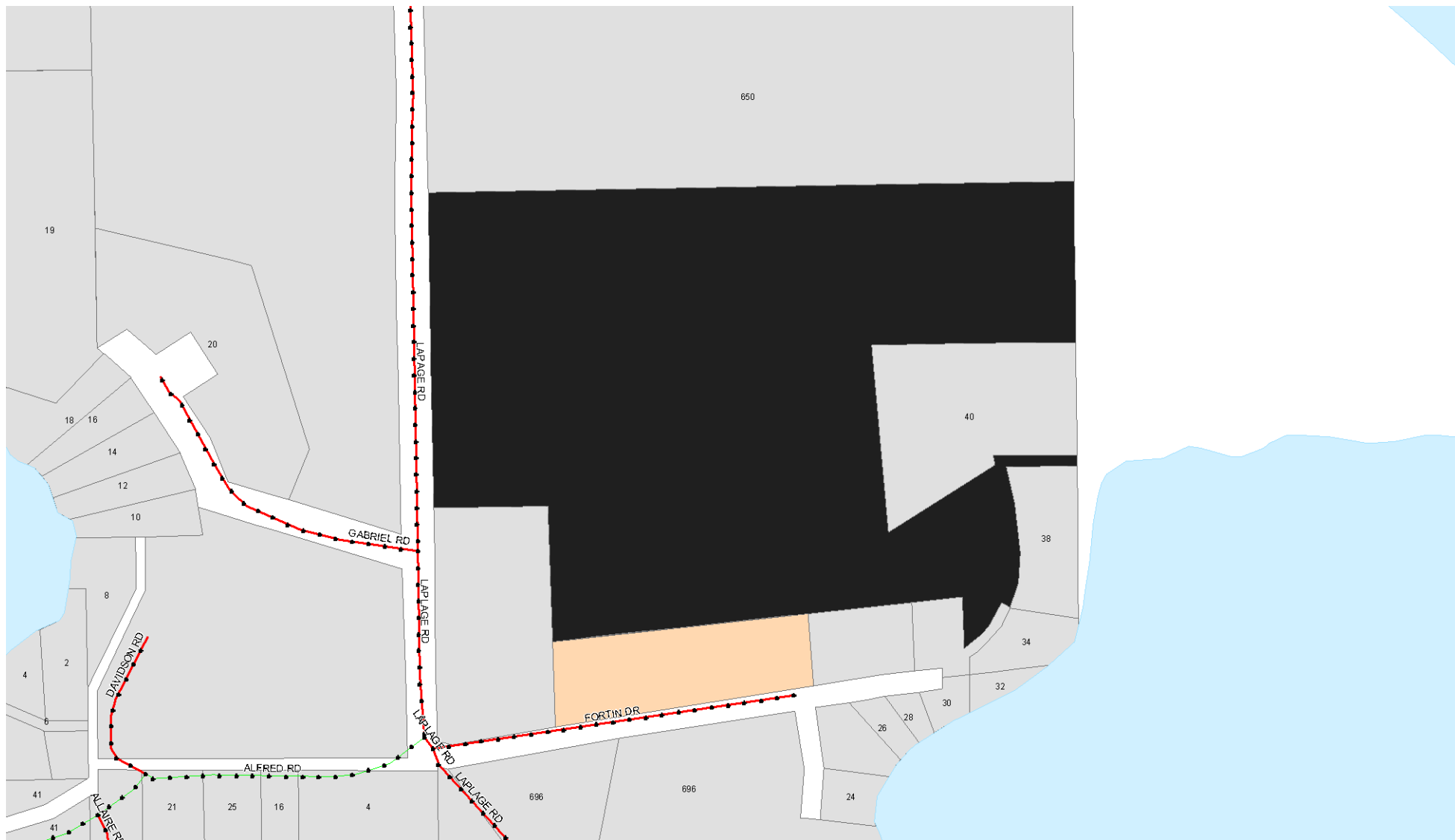
PROPERTY: Fortin Rd, Verner, ON

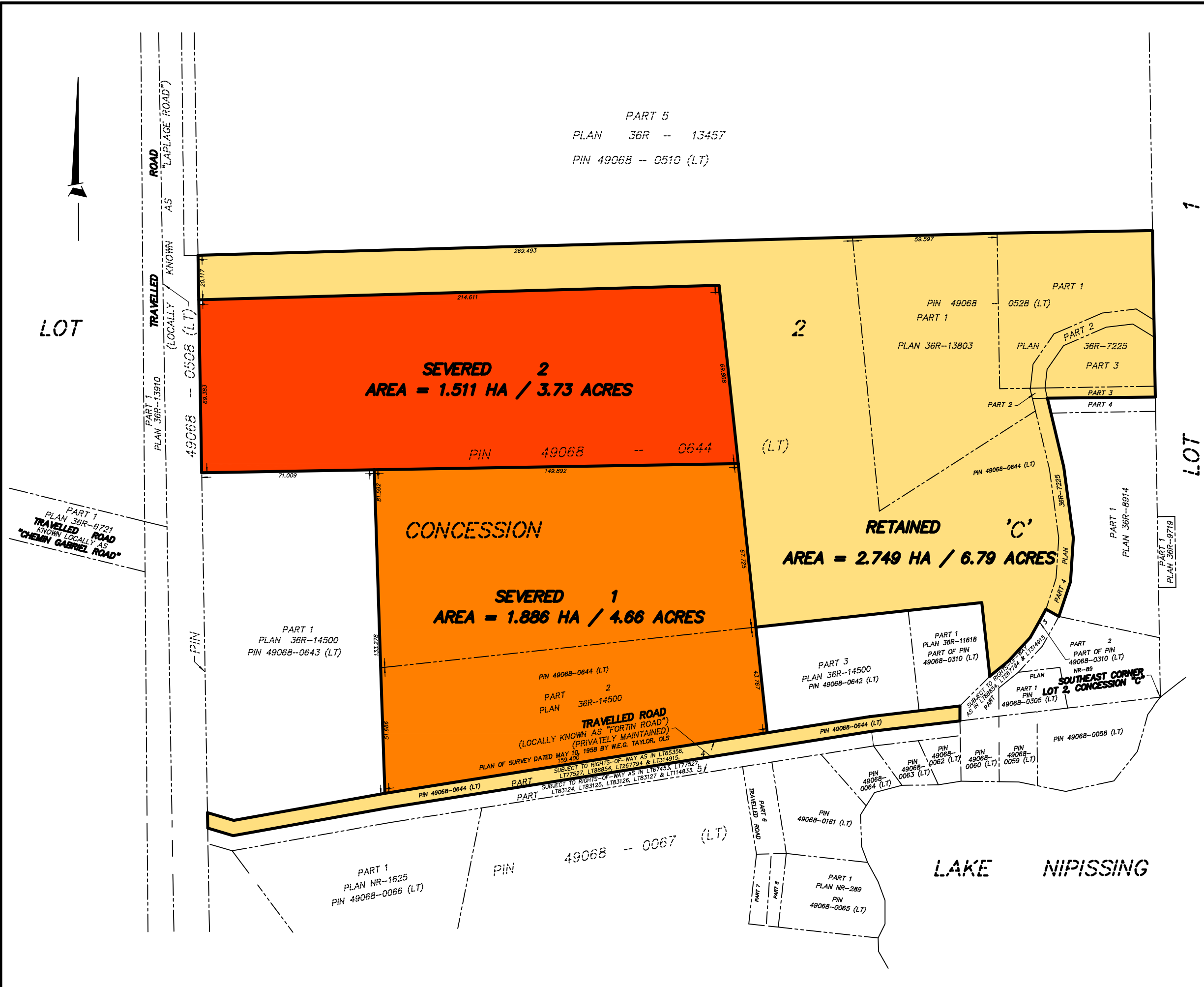
APPLICANT: Robin Frazer and Thea Sebastiany

PROPERTY: Fortin Rd, Verner, ON

APPLICANT: Robin Frazer and Thea Sebastiany

APPLICANT: Robin Frazer and Thea Sebastiany





SKETCH TO ACCOMPANY CONSENT APPLICATION

PART OF LOT 2, CONCESSION "C"

GEOGRAPHIC TOWNSHIP OF CALDWELL


MUNICIPALITY OF WEST NIPISSING


DISTRICT OF NIPISSING


SCALE: 1 : 750

50m 40m 30m 20m 10m 0m 25m 50m

LAND FOR CONSENT

 **SEVERED 1**

 **SEVERED 2**

 **RETAINED**

METRIC

DISTANCES & CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GOODRIDGE GOULET

PLANNING & SURVEYING LTD.

ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS

UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5

705-493-1770 paul.goodridge@gggsld.com

705-493-7974 don.goulet@gggsld.com

PLAN	FIELD	OFFICE	FILE
Z:/GPS/2021/758-21_C1-2021.DWG	X	D. GOULET	758-21

PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C52/21

Registered Owner(s)	Estate of Donat Brosseau
Agent(s)	Goodridge Goulet Planning and Surveying
Property Location	Laurin Road, Verner, ON Lot 7, Concession 2, 36R14440 Parts 4-6, Badgerow Township, Municipality of West Nipissing
Purpose and Effect of Application	Three (3) lot additions
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. That a PIN Consolidation be filed in the Land Registry Office in order to consolidate the lot addition with the lands to which it is being added.
Recommendation	<p>Severance be granted subject to conditions of approval.</p> <p>Notes: 3 lots previously approved by C25/19. Application will add portions of former retained lands onto new lots.</p>

FILE: C52/21

APPLICANT: Estate of Donat Brosseau

PROPERTY: Laurin Road, Verner



SKETCH TO ACCOMPANY CONSENT APPLICATION
PART OF LOT 7, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF BADGEROW
MUNICIPALITY OF WEST NIPISSING
 DISTRICT OF NIPISSING

DISTRICT OF NIPISSING

LOT
CONCESSION
PIN 49071 - 0382
THRUOUT AND (OVER LOAN) AS "LAWYER" /

7
3
/—PIN 49071

WEST HALF OF LOT 7

PART 4

PART 5

PART 6

EAST HALF OF LOT

CONCESSION

RETAINED

**SEVERED 1
LOT ADDITION TO PART 4**

**SEVERED 2
LOT ADDITION TO PART 5**

**SEVERED 3
LOT ADDITION TO PART 6**

PIN 49071 -- 0468 (LT)

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.
ONTARIO LAND SURVEYOR – LAND USE PLANNER – DEVELOPMENT CONSULTANTS
UNIT 1 – 490 MAIN STREET EAST, NORTH BAY, ON. P1B 1B5
705-463-1770 paul.goodridge@ggsi.ca
705-493-7974 don.goulet@ggsi.ca

<i>FIELD</i>	<i>OFFICE</i>	<i>FILE</i>
	<i>D. GOULET</i>	<i>710-19</i>

PLANNING SUMMARY REPORT

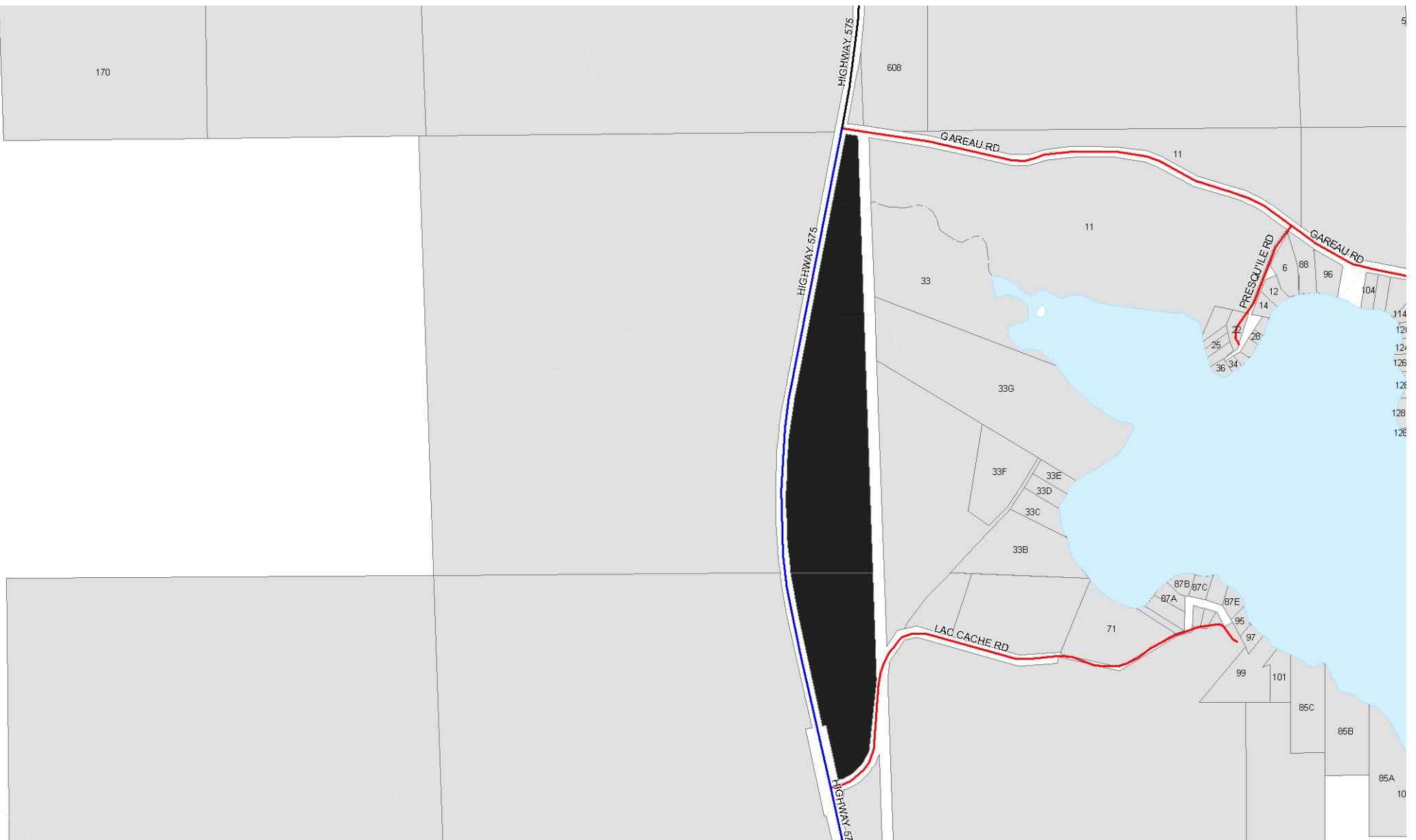
CONSENT APPLICATION NO. C53/21

Registered Owner(s)	Craig and Suzanne Dearden
Agent(s)	Amanda Berloni Professional Corporation
Property Location	Highway 575, Verner, ON Lot 9, Concession 1, 36R14534 Parts 1 and 2, Badgerow Township, Municipality of West Nipissing
Purpose and Effect of Application	Creation of one (1) new lot
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. That written confirmation be obtained from the Ministry of Transportation that an entrance permit can be issued for the subject property. 6. That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.
Recommendation	Severance be granted subject to conditions of approval.

FILE: C53/21

APPLICANT: CRAIG AND SUZANNE DEARDEN

PROPERTY: HIGHWAY 575, VERNER



PLANNING SUMMARY REPORT

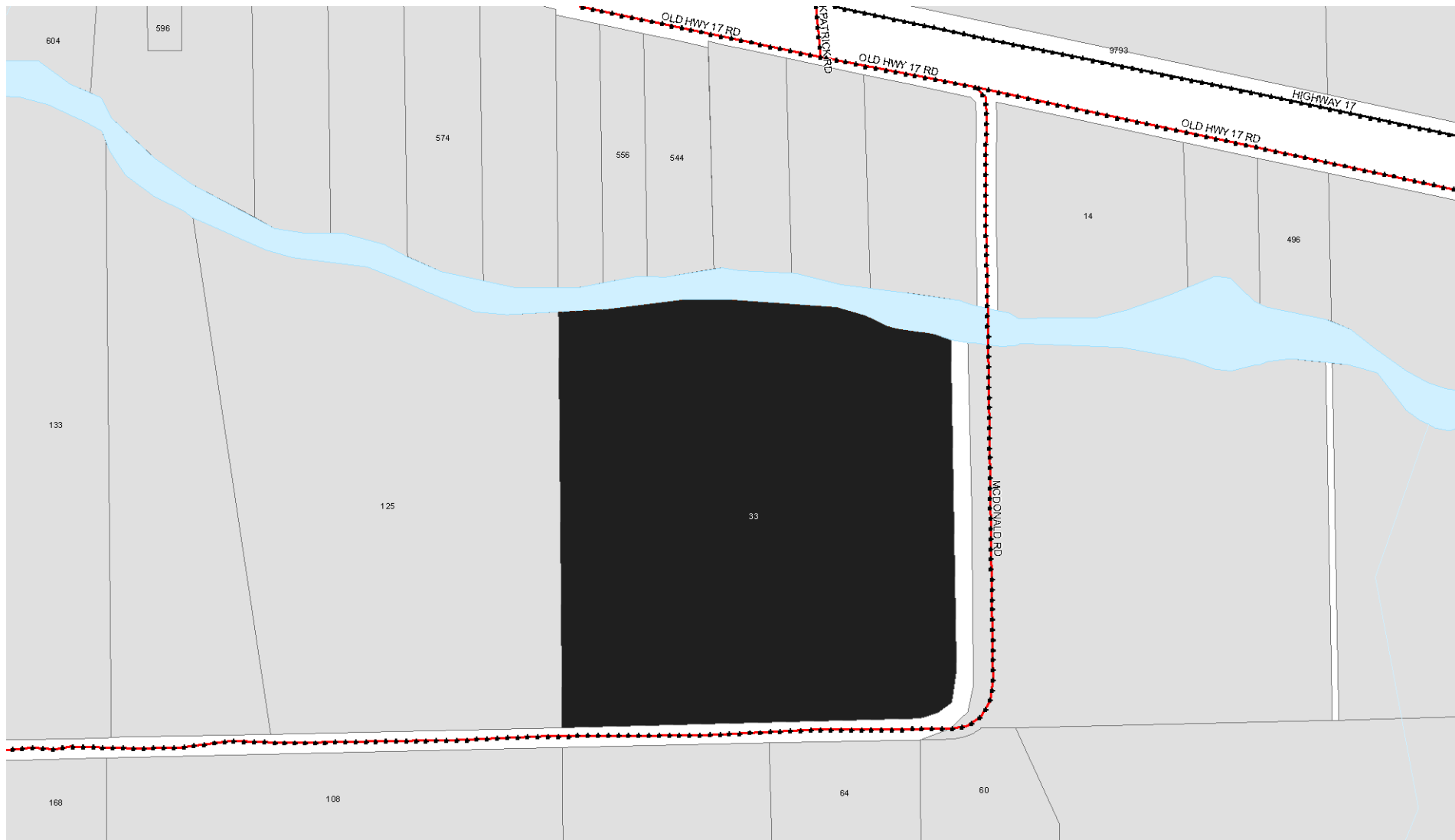
CONSENT APPLICATION NO. C54/21

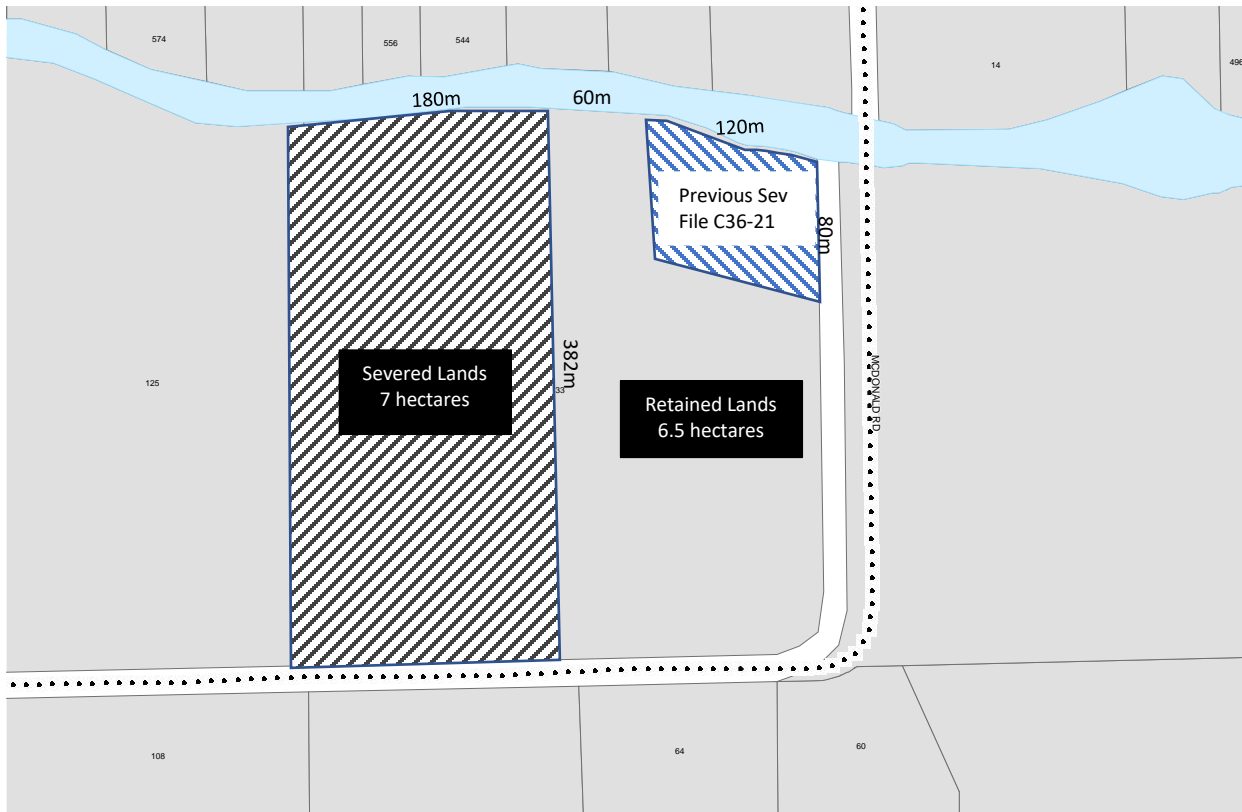
Registered Owner(s)	Peter and Karen Quinlan
Agent(s)	N/A
Property Location	33 McDonald Road, Verner Part lots 4 and 5, Concession 5, 36R12509 Part 1, Kirkpatrick Township, Municipality of West Nipissing
Purpose and Effect of Application	Creation of one (1) new lot
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. That any portion municipally maintained and travelled road located on the subject land be conveyed to the Municipality of West Nipissing.
Recommendation	<p>Severance be granted subject to conditions of approval.</p> <p>Note: Subject Lands of C36/21 provisionally approved on July 12, 2021 were re-circulated to reflect previous error in lot frontage of lands shown in C36/21. No comments or objections received.</p>

FILE: C54/21

APPLICANT: PETER AND KAREN QUINLAN

PROPERTY: 33 MCDONALD ROAD





FILE: C54/21

APPLICANTS: Peter and Karen Quinlan

PROPERTY: 33 McDonald Road, Verner

PLANNING SUMMARY REPORT

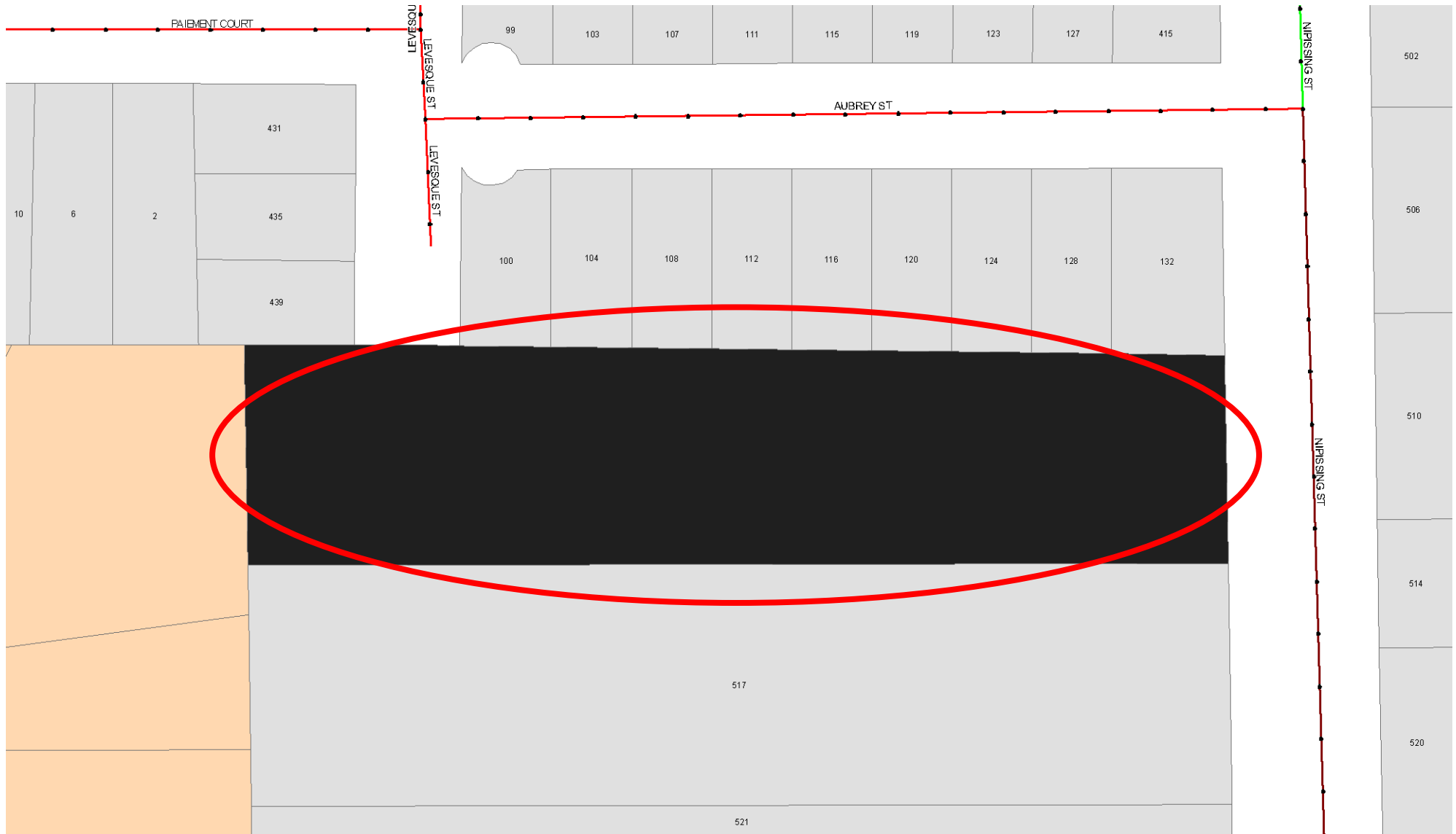
CONSENT APPLICATION NO. C55/21

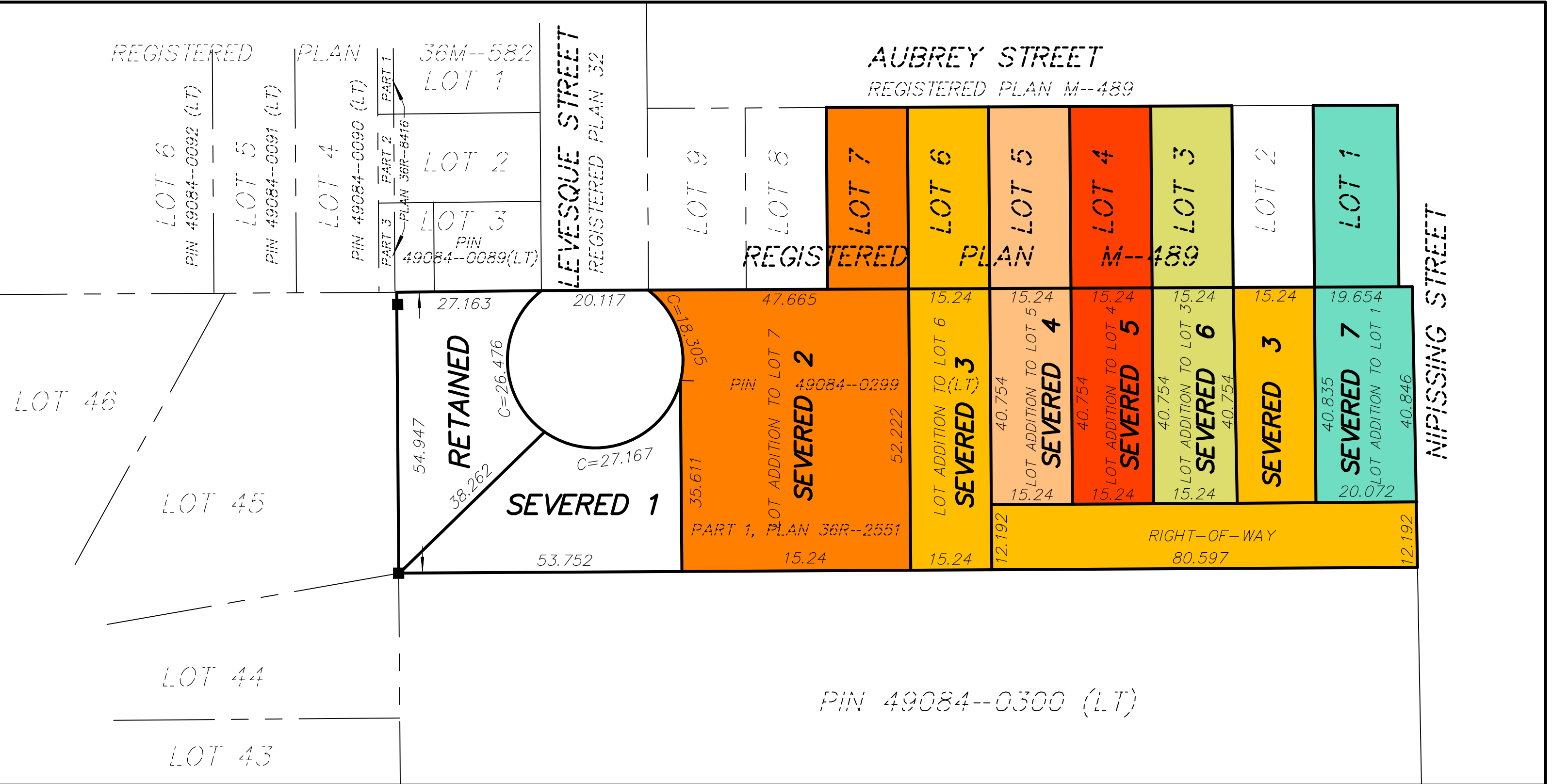
Registered Owner(s)	Madeleine Goulet
Agent(s)	Goodridge Goulet Planning and Surveying
Property Location	Nipissing Street, Sturgeon Falls, ON Part lot 4, Concession A, 36R2551 Part 1, Springer Township, Municipality of West Nipissing
Purpose and Effect of Application	Creation of one (1) new lot, six (6) lot additions, and one (1) Right-of-Way
Current Zoning	R1
Official Plan Land Use	Residential
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. That a PIN Consolidation be filed in the Land Registry Office in order to consolidate the lot addition(s) with the lands to which they are being added. 6. That a 3m easement be granted to Greater Sudbury Utilities across the entire parcel (severed and retained). The applicant shall be responsible for all costs (survey, legal) in relation to the granting of the said easement. 7. The owner shall be fully responsible for the installation of sanitary and sanitary services to the lands shown as Severed 1, Severed 2 and retained. 8. The owner shall convey to the Municipality sufficient lands for the construction of a turn-around at the dead end of Levesque Street and the owner shall be fully responsible for the construction of such turn-around to the satisfaction of the Manager of Public Works for the Municipality of West Nipissing 9. The owner shall, at its cost, convey an easement to the Municipality of West Nipissing along the north boundary of the retained lands for existing drainage infrastructure;
	Severance be granted subject to conditions of approval.

FILE: C55/21

PROPERTY: Nipissing Street, Sturgeon Falls, ON

APPLICANT: Madeleine and Donald Goulet





LOT 46

LOT 45

LOT 44

LOT 43

REGISTERED

LOT 6

PIN 49084--0092 (LT)

LOT 5

PIN 49084--0091 (LT)

PLAN

LOT 4

PIN 49084--0090 (LT)

PART 1
PART 2
PART 3
PLAN 36R--8416

36M--582
LOT 1

LOT 2

LOT 3
PIN
49084--0089(LT)

LEVESQUE STREET
REGISTERED PLAN 32

LOT 9

LOT 8

REGISTERED

AUBREY STREET

REGISTERED PLAN M--489

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

PLAN
M--489

NIPPISSING STREET

RETAINED

SEVERED 1

SEVERED 2

SEVERED 3

SEVERED 4

SEVERED 5

SEVERED 6

SEVERED 3

SEVERED 7

RIGHT-OF-WAY
80.597

PIN 49084--0300 (LT)

PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C56/21

Registered Owner(s)	Alydra Limitee
Agent(s)	Goodridge Goulet Planning and Surveying
Property Location	Levac Road, Cache Bay, ON Part lot 220, Plan 40, 36R8366 Parts 1 and 2, Cache Bay Township, Municipality of West Nipissing
Purpose and Effect of Application	Creation of one (1) new lot
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. That a 3m easement be granted to Greater Sudbury Utilities across the entire parcel (severed and retained). The applicant shall be responsible for all costs (survey, legal) in relation to the granting of the said easement. 6. The owners shall, pursuant to Section 65(2) of the Drainage Act, R.S.O., 1990 (the "Act"), enter into an Agreement with regard to their respective share(s) of the drainage assessment and shall file such agreement with the Clerk of the Municipality of West Nipissing, for the approval by the Council for the Municipality of West Nipissing. In the event that the Agreement of the parties is not acceptable to the Council of the West Nipissing Municipality, the provisions of Section 65(1) of the Act shall apply. (Sayer Drain) 7. That the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and 10m from centre line of road be transferred to the municipality as a condition of the within severance.
Recommendation	Severance be granted subject to conditions of approval.

FILE: C56/21

PROPERTY: Levac Road, Cache Bay

APPLICANT: Alydra Limitee

FILE: C56/21

PROPERTY: Levac Road, Cache Bay

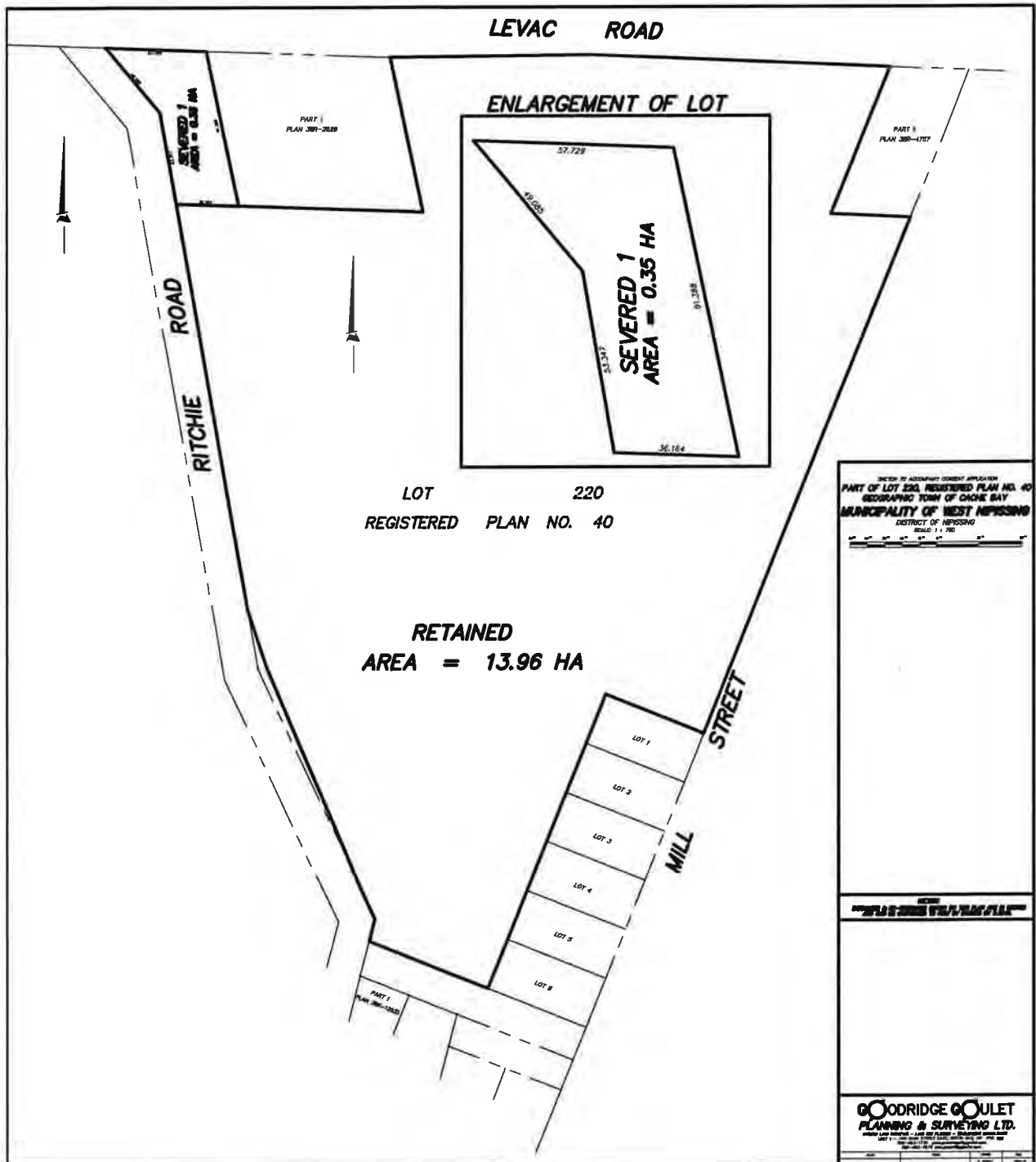
APPLICANT: Alydra Limitee

FILE: C56/21

PROPERTY: Levac Road, Cache Bay

APPLICANT: Alydra Limitee





SECTION 15 ADJACENT PROPERTY APPLICATION
PART OF LOT 220, REGISTERED PLAN NO. 40
GEOGRAPHIC TOWN OF OAK RAY
MUNICIPALITY OF WEST HESSING
DISTRICT OF HESSING
SCALE: 1 : 250

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.

PLANNING SUMMARY REPORT

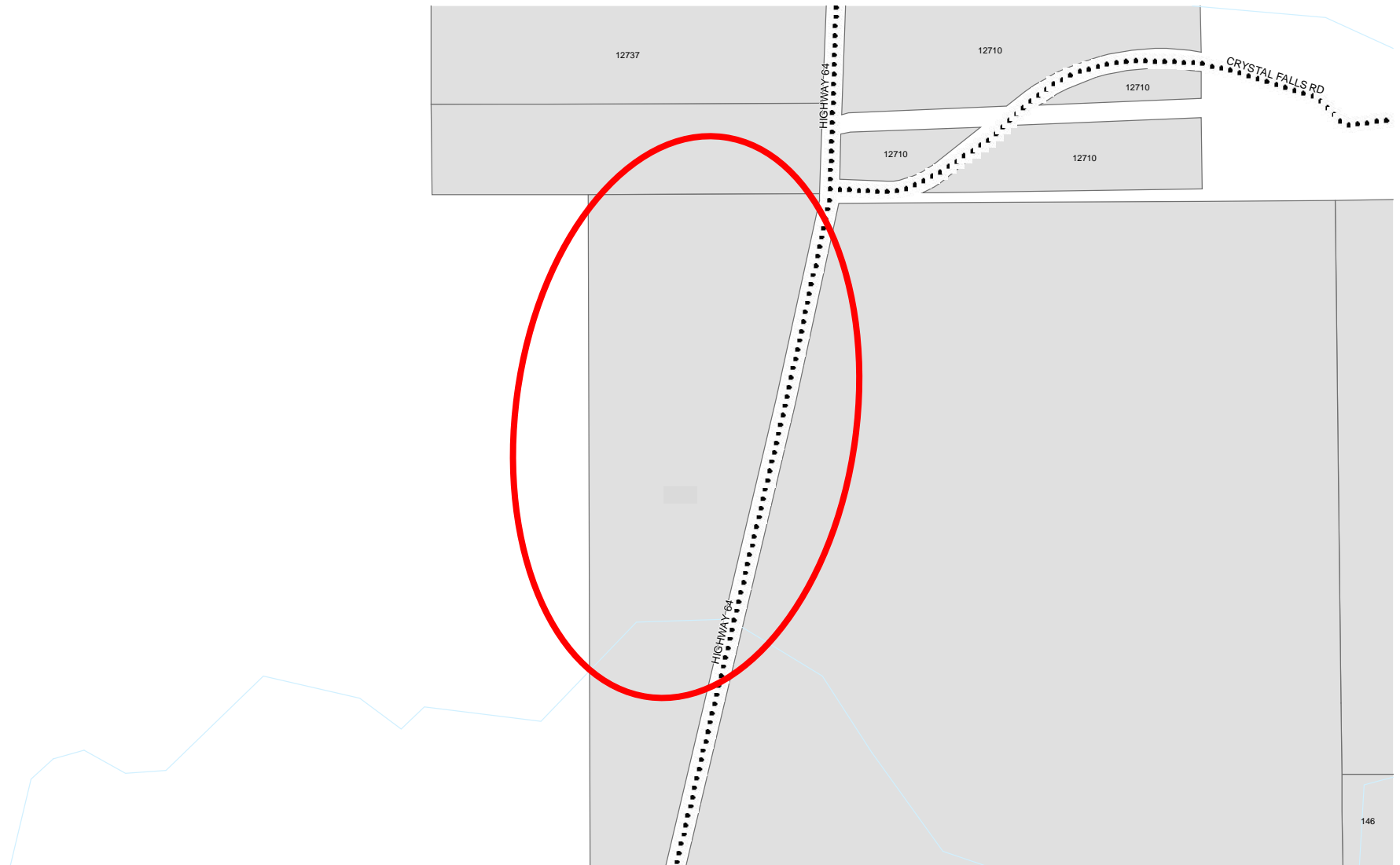
CONSENT APPLICATION NO. C57/21

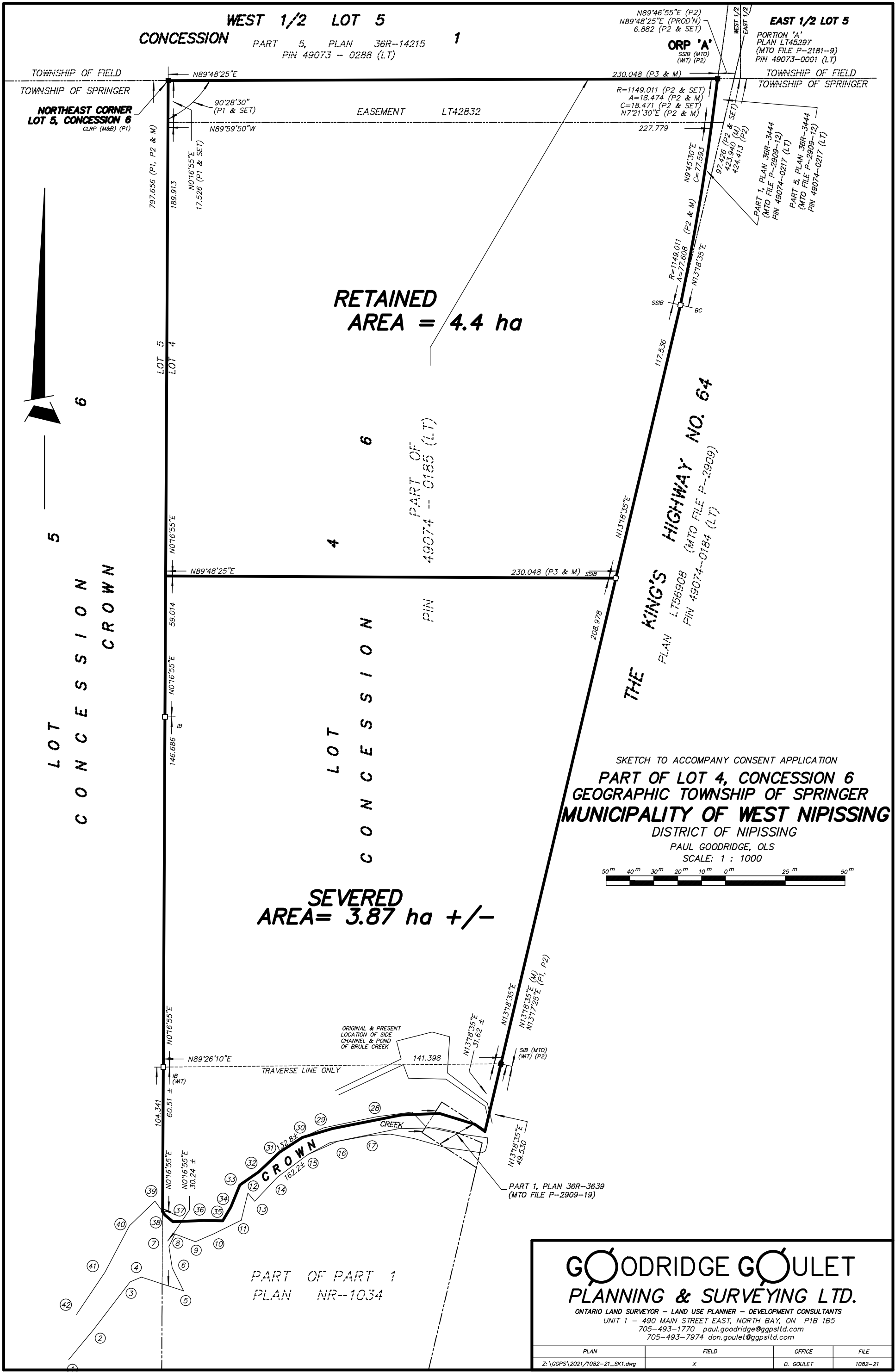
Registered Owner(s)	Robert and Madeleine Vaillancourt
Agent(s)	Goodridge Goulet Planning and Surveying
Property Location	Highway 64, Sturgeon Falls, ON Part lot 4, Concession 6, 36R14502 Parts 1, 2 and 4, Springer Township, Municipality of West Nipissing
Purpose and Effect of Application	Creation of one (1) new lot
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. That written confirmation be obtained from the Ministry of Transportation that an entrance permit can be issued for the subject property.
Recommendation	Severance be granted subject to conditions of approval.

FILE: C57/21

APPLICANT: Robert and Madeleine Vaillancourt

PROPERTY: Highway 64, Sturgeon Falls





GOODRIDGE GOULET
PLANNING & SURVEYING LTD.

ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@ggpsltd.com
705-493-7974 don.goulet@ggpsltd.com

PLAN	FIELD	OFFICE	FILE
Z:\GPGS\2021\1082-21_SK1.dwg	X	D. GOULET	1082-21

PLANNING SUMMARY REPORT

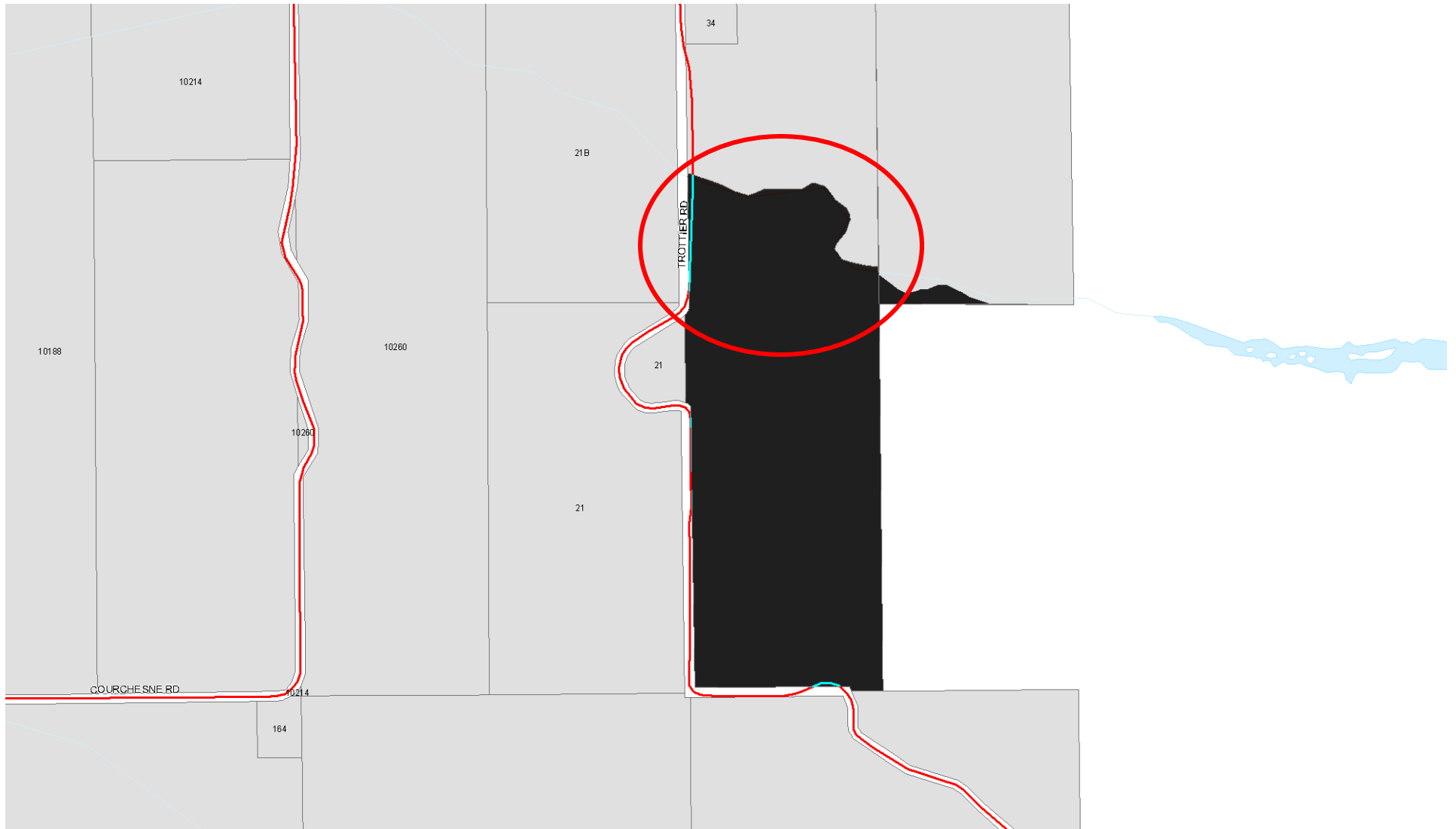
CONSENT APPLICATION NO. C58/21

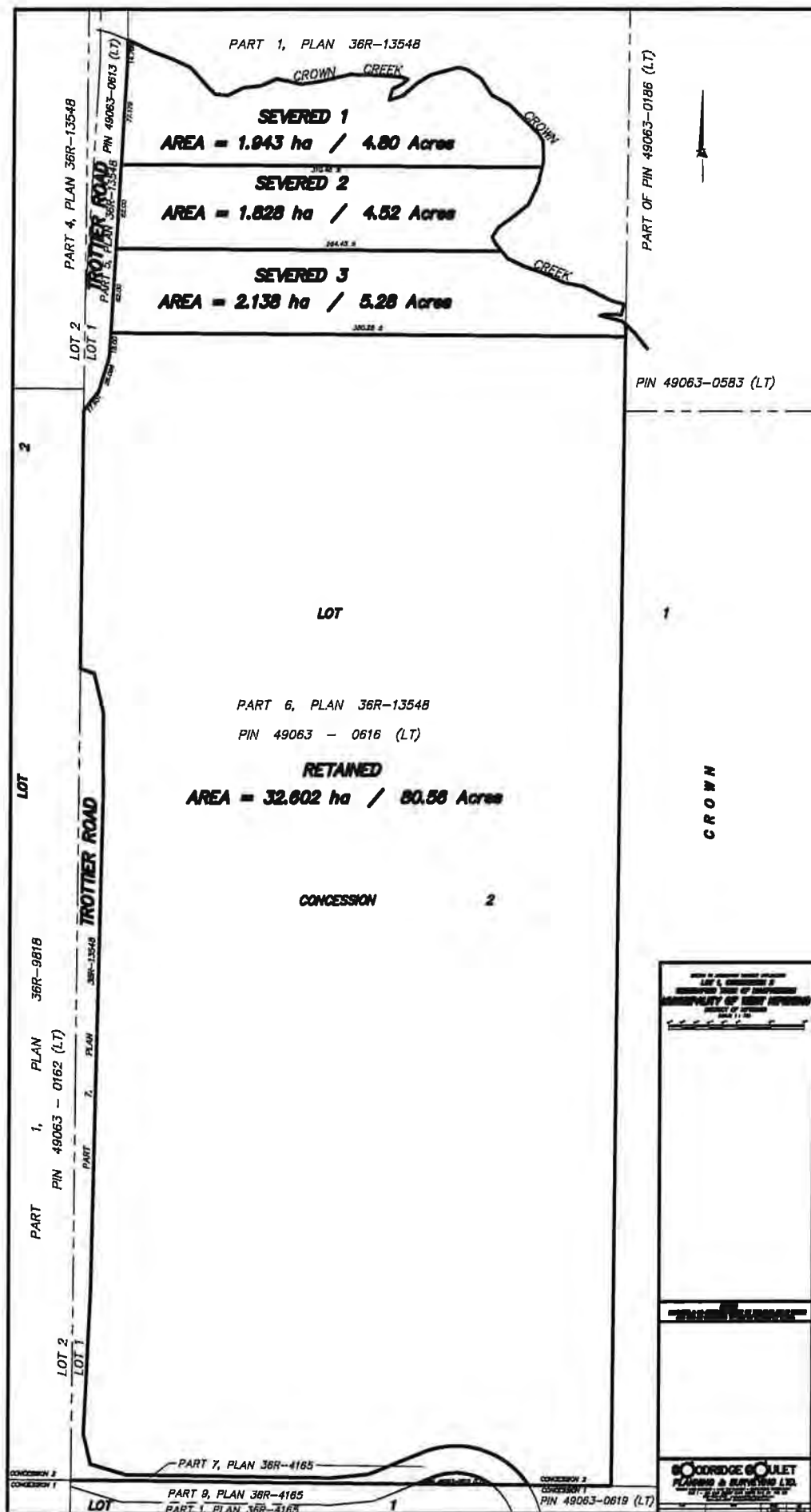
Registered Owner(s)	Olgica Tusun-Kalac and Daria Schwartzentruber
Agent(s)	Goodridge Goulet Planning and Surveying
Property Location	Trottier Road, Lavigne, ON Part lot 1, Concession 2, 36R13548 Part 6, Macpherson Township, Municipality of West Nipissing
Purpose and Effect of Application	Creation of three (3) new lots
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance. 6. Owners provide written acknowledgment of a Drainage Petition filed by the former owner for a Municipal Drain to be constructed on the subject property.
Recommendation	Severance be granted subject to conditions of approval.

FILE: C58/21

APPLICANT: Olgica Tusun-Kalac & Daria Schwartzentruber

PROPERTY: Trottier Road, Lavigne, ON





PLANNING SUMMARY REPORT

CONSENT APPLICATION NO. C59/21

Registered Owner(s)	Allison Black
Agent(s)	Goodridge Goulet Planning and Surveying
Property Location	463 Kipling Road West, Warren, ON Part lot 8, Concession 4, Hugel Township, Municipality of West Nipissing
Purpose and Effect of Application	Creation of two (2) new lots
Current Zoning	RU
Official Plan Land Use	Rural
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. The owners shall, pursuant to Section 65(2) of the Drainage Act, R.S.O., 1990 (the "Act"), enter into an Agreement with regard to their respective share(s) of the drainage assessment and shall file such agreement with the Clerk of the Municipality of West Nipissing, for the approval by the Council for the Municipality of West Nipissing. In the event that the Agreement of the parties is not acceptable to the Council of the West Nipissing Municipality, the provisions of Section 65(1) of the Act shall apply. (Anderson Municipal Drain) 6. That any portion of the municipally maintained and travelled roadway(s) located on the subject property, including the retained portion, shall be surveyed, at the owner's cost, and transferred to the municipality as a condition of the within severance.
Recommendation	Severance be granted subject to conditions of approval.

FILE: C59/21

PROPERTY: 463 Kilpling Road West

APPLICANT: Allison Black



804.63

AREA = 49.49ha / 122.3 Acres

8

CROWN

802.491

4

7

$$(L7)$$

0177

LOT

19061

Nid

436.03

AREA= 8.66ha/21.4Acres

AREA= 5.73ha/14.2Acres

8

3

CROWN

ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@ggspltd.com
705-493-7974 dan.goulet@ggspltd.com

PLAN	FIELD	OFFICE	FILE
		D. GOULET	150

PLANNING SUMMARY REPORT

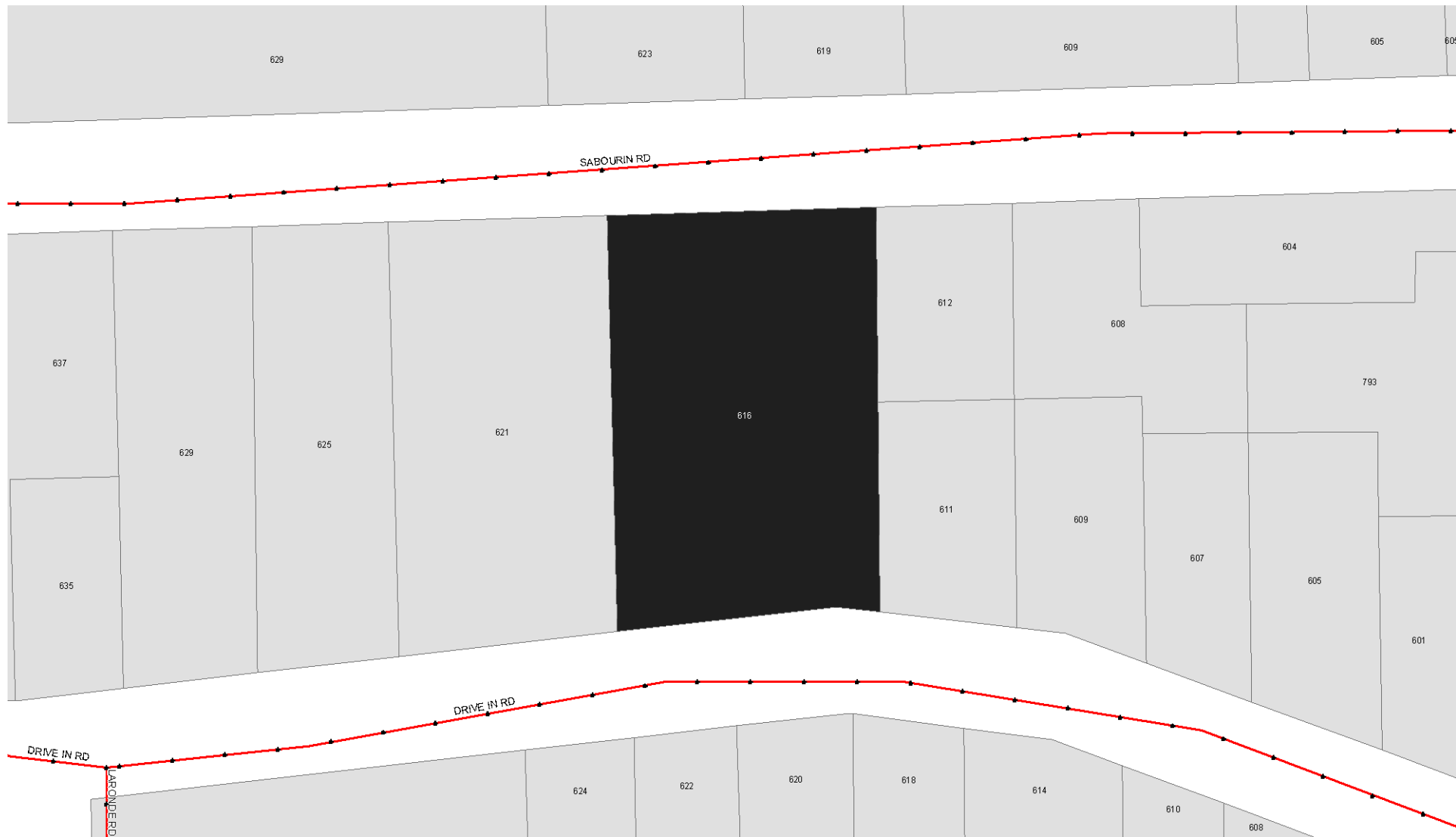
CONSENT APPLICATION NO. C60/21

Registered Owner(s)	Colby Douglas
Agent(s)	Goodridge Goulet Planning and Surveying
Property Location	616 Sabourin Road, Sturgeon Falls, ON Part lot 6, Concession 1, Springer Township, Municipality of West Nipissing
Purpose and Effect of Application	Creation of one (1) new lot and one (1) Easement
Current Zoning	R1
Official Plan Land Use	Residential
Consistent with PPS (2014)	Yes
Conditions of Approval, if any	<ol style="list-style-type: none"> 1. That a Reference Plan be prepared and deposited in the Land Registry Office and a copy of the new survey be filed with the Municipality. 2. Confirmation that all property taxes are paid up to date. 3. That all conditions be met on or before a date being one year from the date of giving of notice or the consent shall be deemed not to have been given as per Section 53(20) of the Planning Act, R.S.O., as amended. 4. That a Transfer/Deed of Land be submitted to the Secretary-Treasurer for the issuance of a Certificate of Consent. 5. The owners shall, pursuant to Section 65(2) of the Drainage Act, R.S.O., 1990 (the "Act"), enter into an Agreement with regard to their respective share(s) of the drainage assessment and shall file such agreement with the Clerk of the Municipality of West Nipissing, for the approval by the Council for the Municipality of West Nipissing. In the event that the Agreement of the parties is not acceptable to the Council of the West Nipissing Municipality, the provisions of Section 65(1) of the Act shall apply. (Cedar Grove Drain)
Recommendation	Severance be granted subject to conditions of approval.
Notes	<p>Concurrent Minor Variance application MV2021/10</p> <p>No cut policy on Drive-In effect until 2023</p>

FILE: C60/21

PROPERTY: 616 Sabourin Rd, Sturgeon Falls

APPLICANT: Colby Douglas



CHEMIN SABOURIN ROAD

PART 4
PLAN 36R--10584

PART 5
PLAN 36R--10584

LOT
CONCESSION

PART 3
PLAN 36R--8669

PART 2
PLAN 36R--8669

PART 1
PLAN 36R--8669

PART 6, PLAN 36R--10584
PIN 49077--0030 (LT)

RETAINED
AREA = 0.23 ha

PIN 49077--0034 (LT)

SEVERED 1
area = 0.16 ha

PART 2
PLAN 36R--8729
PIN 49077--0035 (LT)

PART 3
PLAN 36R--8729

Easement
for Water

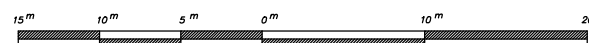
PART 1
PLAN 36R--8729
PIN 49077--0038 (LT)

PART 4
PLAN 36R--8729

CHEMIN DRIVE-IN ROAD

SKETCH TO ACCOMPANY CONSENT APPLICATION
PART OF LOT 6, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SPRINGER
MUNICIPALITY OF WEST NIPISSING

DISTRICT OF NIPISSING
SCALE: 1 : 250



METRIC
DISTANCES & CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.

ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@ggpsi.com
705-493-7974 don.goulet@ggpsi.com

PLAN	FIELD	OFFICE	FILE
		D. GOULET	1239-21

PLANNING SUMMARY SHEET

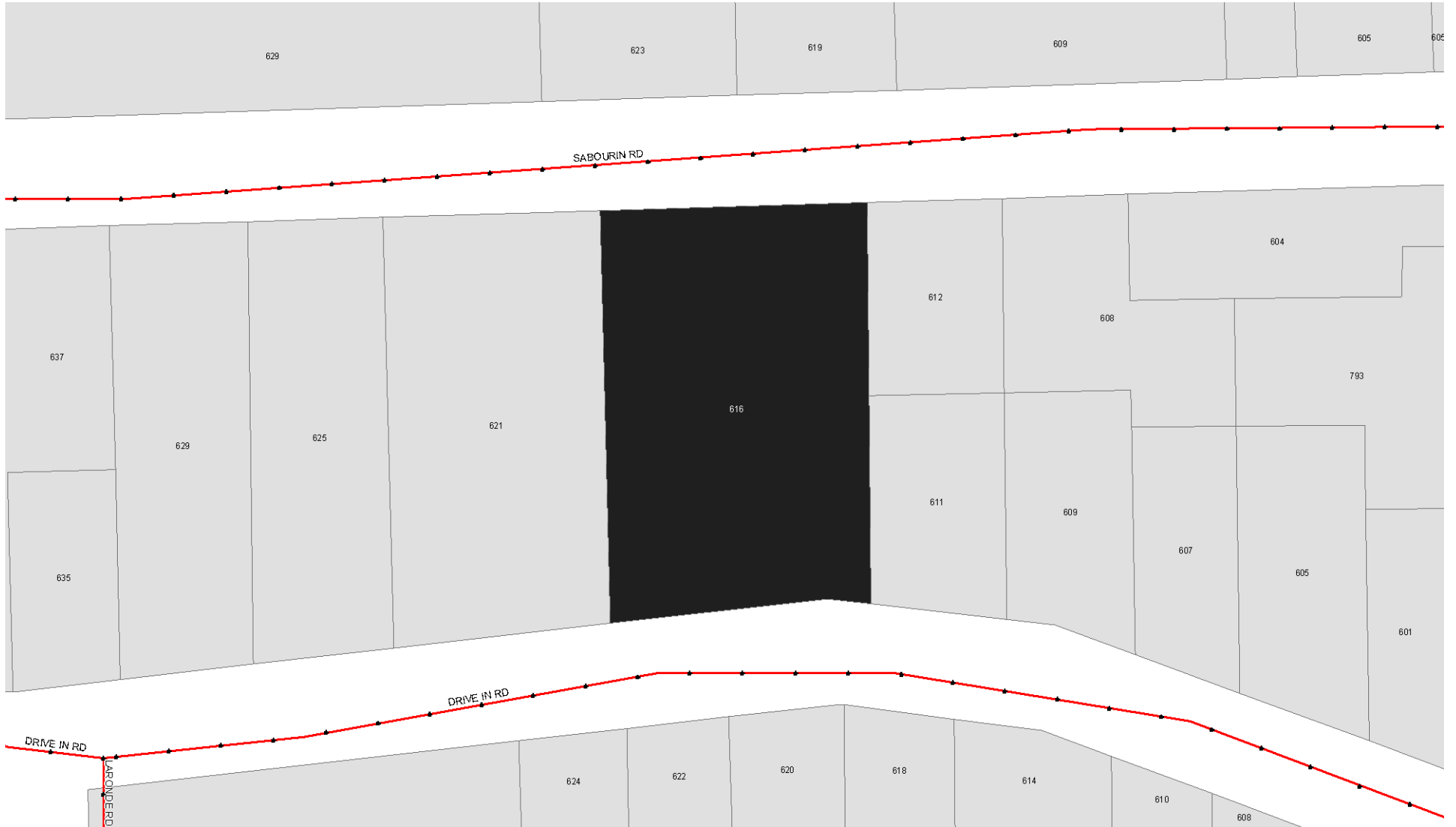
MINOR VARIANCE APPLICATION NO. MV2021/10

Applicant(s)	Colby Douglas
Agent(s)	Goodridge Goulet Planning and Surveying
Property Location	616 Sabourin Road, Sturgeon Falls, ON Part lot 6, Concession 1, Springer Township, Municipality West Nipissing
Proposal	To reduce minimum lot area from 0.2 ha to 0.16 ha.
Current Zoning	R1
Official Plan Land Use	Residential
Conditions of Approval, if any	
Recommendation:	<p>Minor Variance be granted:</p> <p>Reasons:</p> <ul style="list-style-type: none"> No objections have been raised from adjacent owners Proposed application meets the general intent of the West Nipissing Zoning By-Law and Official Plan
NOTES TO MINOR VARIANCE	<p><i>A minor variance is a small variation from the requirements of the zoning by-law. A minor variance approval is a certificate of permission, because it allows the property owner to obtain a building permit even though their property does not comply precisely with the zoning by-law. Under Section 45(1) of the Planning Act there are four tests a minor variance must meet:</i></p> <ul style="list-style-type: none"> <i>Is the application minor?</i> <i>Is the application desirable for the appropriate development of the lands in question?</i> <i>Does the application conform to the general intent of the Zoning By-law?</i> <i>Does the application conform to the general intent of the Official Plan?</i> <p><i>It is important to note that to consider any application a minor variance it must meet <u>all four</u> tests</i></p>
Notes:	Concurrent Consent application C60/21

FILE: MV2021/10

PROPERTY: 616 Sabourin Rd, Sturgeon Falls

APPLICANT: Colby Douglas



CHEMIN SABOURIN ROAD

SKETCH TO ACCOMPANY MINOR VARIANCE APPLICATION
PART OF LOT 6, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF SPRINGER
MUNICIPALITY OF WEST NIPISSING

DISTRICT OF NIPISSING

SCALE: 1 : 250



PART 4
PLAN 36R--10584

PART 5
PLAN 36R--10584

LOT
CONCESSION

RETAINED
AREA = 0.23 ha

PIN 49077--0034 (LT)

PART 2
PLAN 36R--8729
PIN 49077--0035 (LT)

PART 3
PLAN 36R--8729

6

1

PART 6, PLAN 36R--10584
PIN 49077--0030 (LT)

52.88

50.292

39.000

25.275

15.289

25.777

VARAINE FOR LOT AREA
SEVERED 1
area = 0.16 ha

24.975

38.651

50.381

Easement
for Water

PART 1
PLAN 36R--8729
PIN 49077--0038 (LT)

PART 4
PLAN 36R--8729

PART 3
PLAN 36R--8669

PART 2
PLAN 36R--8669

PART 1
PLAN 36R--8669

CHEMIN DRIVE-IN ROAD

METRIC
DISTANCES & CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.

ONTARIO LAND SURVEYOR - LAND USE PLANNER - DEVELOPMENT CONSULTANTS
UNIT 1 - 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@ggpsltd.com
705-493-7974 don.goulet@ggpsltd.com

PLAN	FIELD	OFFICE	FILE
		D. GOULET	1239-21

PLANNING SUMMARY SHEET

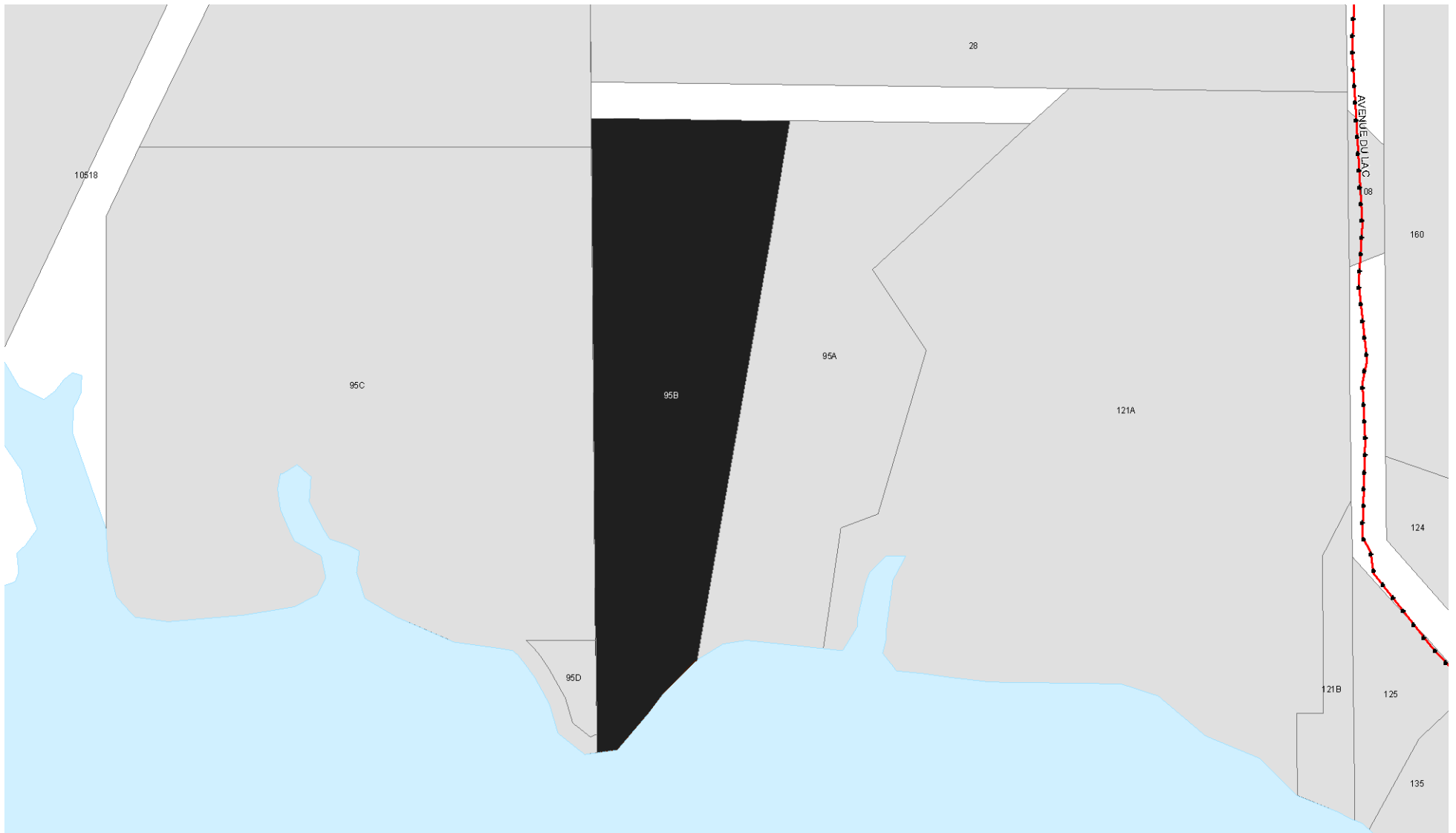
MINOR VARIANCE APPLICATION NO. MV2021/08

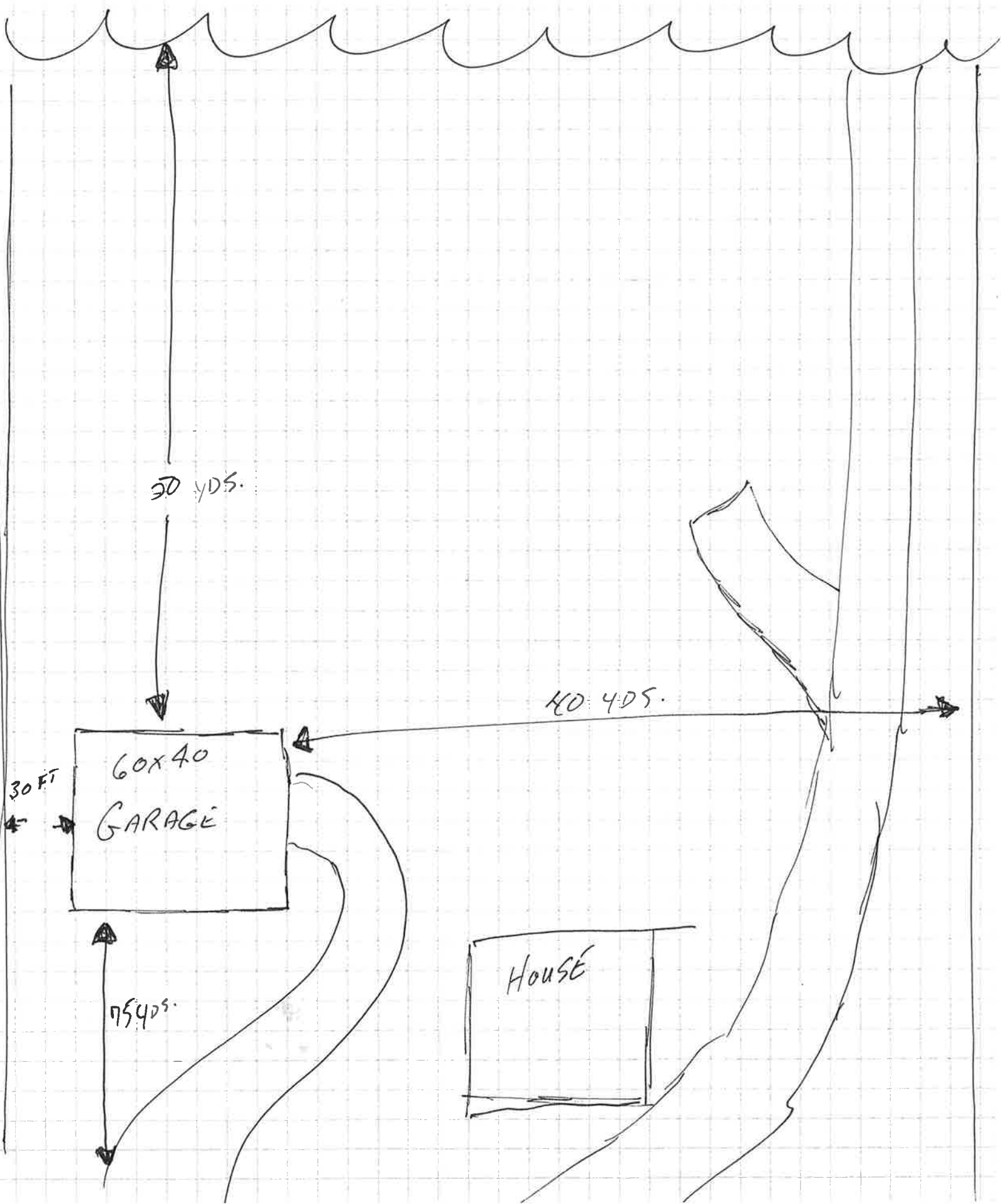
Applicant(s)	Frederick Bohrer
Agent(s)	N/A
Property Location	95B Avenue du Lac, Lavigne, ON Part lot 12, Concession C, 36R8243 Part 2, Caldwell Township, Municipality West Nipissing
Proposal	Exemption from Paragraph 4.22 (d) prohibiting galvanized steel buildings in a Shoreline Residential zone
Current Zoning	SR
Official Plan Land Use	Residential
Conditions of Approval, if any	
Recommendation:	<p>Minor Variance be granted:</p> <p>Reasons:</p> <ul style="list-style-type: none"> • No objections have been raised from adjacent owners • Proposed application meets the general intent of the West Nipissing Zoning By-Law and Official Plan
NOTES TO MINOR VARIANCE	<p><i>A minor variance is a small variation from the requirements of the zoning by-law. A minor variance approval is a certificate of permission, because it allows the property owner to obtain a building permit even though their property does not comply precisely with the zoning by-law. Under Section 45(1) of the Planning Act there are four tests a minor variance must meet:</i></p> <ul style="list-style-type: none"> • <i>Is the application minor?</i> • <i>Is the application desirable for the appropriate development of the lands in question?</i> • <i>Does the application conform to the general intent of the Zoning By-law?</i> • <i>Does the application conform to the general intent of the Official Plan?</i> <p><i>It is important to note that to consider any application a minor variance it must meet <u>all four</u> tests</i></p>
Notes:	

FILE: MV2021/08

PROPERTY: 95B Avenue du Lac

APPLICANT: Frederick Bohrer





Tanya Lelievre

From: Melanie Ducharme
Sent: September 10, 2021 8:47 AM
To: Tanya Lelievre
Subject: FW: Notice of Virtual Public Meeting

From: Fern St-George <f_stg@hotmail.ca>
Sent: September 9, 2021 4:10 PM
To: Melanie Ducharme <mducharme@municipality.westnipissing.on.ca>
Subject: Notice of Virtual Public Meeting

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nous allons faire notre possible pour nous joindre à la réunion le 13 septembre, 2021 à 19h30 mais si pour une raison ou une autre qu'on ne puisse pas nous voulons laisser savoir que nous avons aucune objection que notre voisin Mr. Frederick Bohrer (Dossier # MV2021/08) bâtit un garage en acier galvanisé à l'adresse 95B avenue du lac, Lavigne ON

Fernand et Gisele St. George

Sent from Windows Mail

PLANNING SUMMARY SHEET

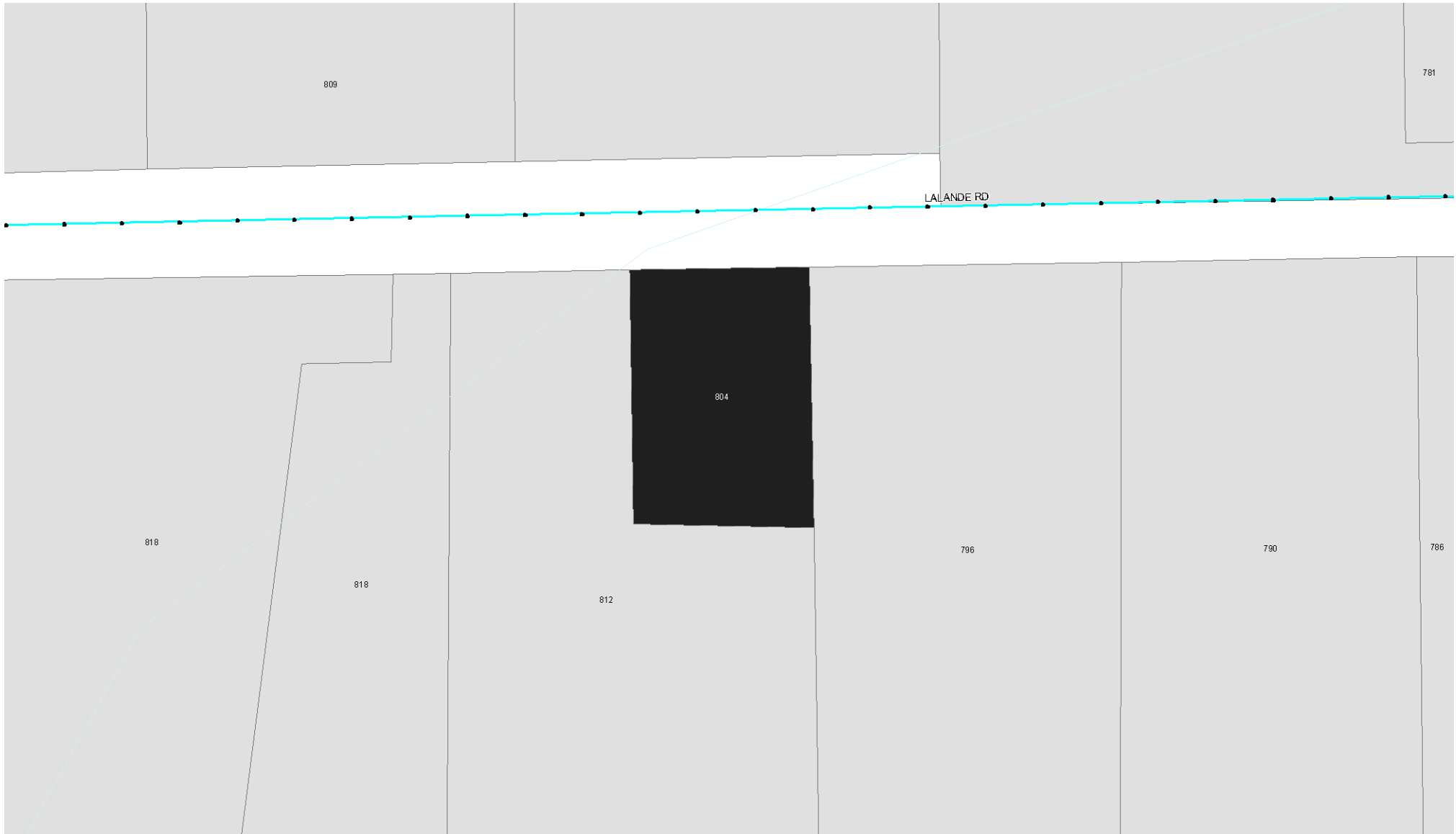
MINOR VARIANCE APPLICATION NO. MV2021/11

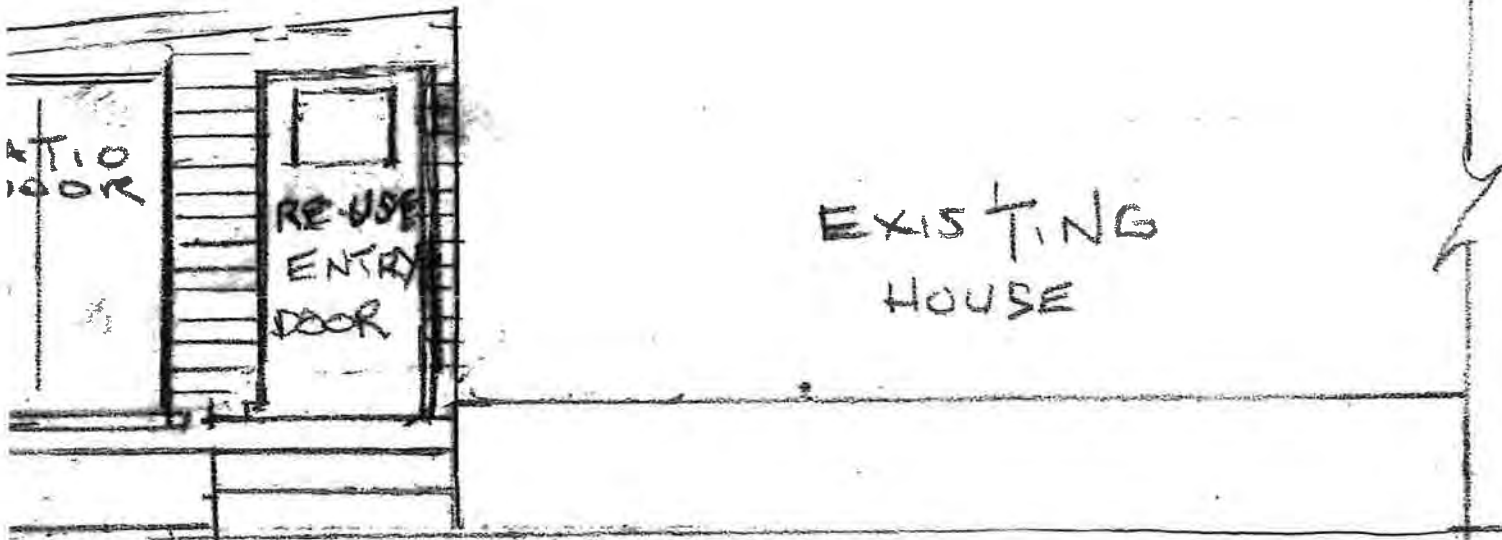
Applicant(s)	Rolland and Sharon Sauve
Agent(s)	N/A
Property Location	804 Lalande Road, Sturgeon Falls, ON Part lot 8, Concession B, Springer Township, Municipality West Nipissing
Proposal	To reduce minimum rear yard setback from 15m to 8.5m
Current Zoning	RR
Official Plan Land Use	Residential
Conditions of Approval, if any	
Recommendation:	<p>Minor Variance be granted:</p> <p>Reasons:</p> <ul style="list-style-type: none"> No objections have been raised from adjacent owners Proposed application meets the general intent of the West Nipissing Zoning By-Law and Official Plan
NOTES TO MINOR VARIANCE	<p><i>A minor variance is a small variation from the requirements of the zoning by-law. A minor variance approval is a certificate of permission, because it allows the property owner to obtain a building permit even though their property does not comply precisely with the zoning by-law. Under Section 45(1) of the Planning Act there are four tests a minor variance must meet:</i></p> <ul style="list-style-type: none"> <i>Is the application minor?</i> <i>Is the application desirable for the appropriate development of the lands in question?</i> <i>Does the application conform to the general intent of the Zoning By-law?</i> <i>Does the application conform to the general intent of the Official Plan?</i> <p><i>It is important to note that to consider any application a minor variance it must meet <u>all four</u> tests</i></p>
Notes:	

FILE: MV2021/11

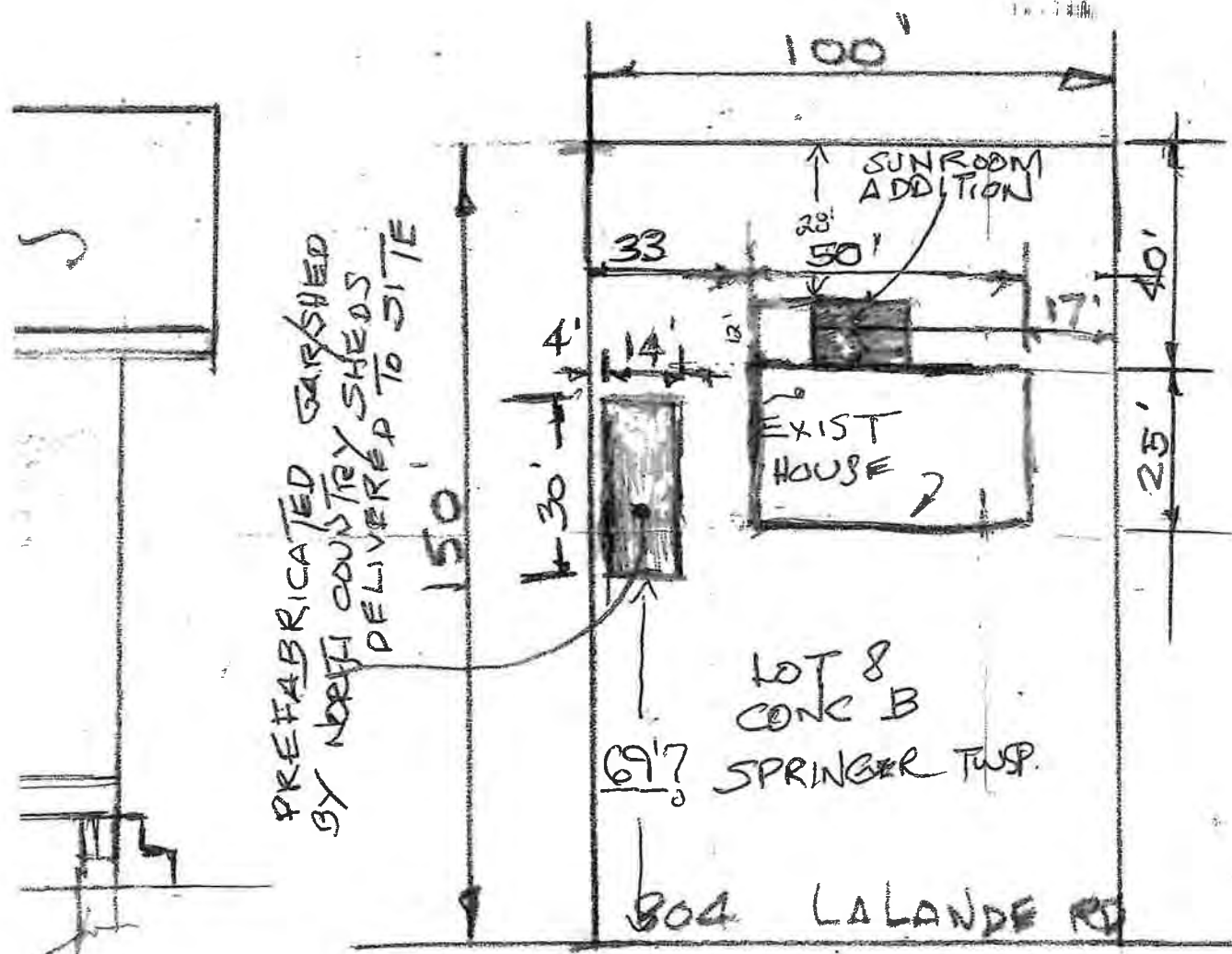
APPLICANT: Rolland and Sharon Sauve

PROPERTY: 804 Lalande Road, Sturgeon Falls





ELEVATION



SITE PLAN
1/4" = 10'

[Signature]
Aug 17/2

MEMORANDUM

TO: West Nipissing Committee of Adjustment

FROM: Melanie Ducharme, Municipal Clerk/Planner

DATE: September 10, 2021

RE: C43/21 and C44/21 – Recommendation to Change Conditions of Provisional Consent granted on July 12, 2021

Please see attached correspondence received from Greater Sudbury Utilities on July 12, 2021 requesting easements for existing infrastructure on the properties located on Dovercourt Road, Sturgeon Falls, being the subject of Lot Addition Severances granted on July 12, 2021.

Unfortunately, I overlooked the correspondence from GSU as it was received late in the day on the date of the meeting and I did not include this correspondence in the information to be considered by the Committee. I am therefore recommending the Committee of Adjustment change the conditions of approval for Consent file No.(s) C43/21 and C44/21 to include the following condition:

6. That a 3m Frontage Easement along Dovercourt Road, across the entire parcel, both severed and retained lands, be registered on title to the subject property. The owner applicant will be responsible for all legal and survey costs. The owner applicant is also responsible for obtaining a postponement to be registered on title to the subject property in favour of Greater Sudbury Hydro's interest with respect to any and all existing Charge/Mortgage of Land(s) registered on title to the property. The Owner/Applicant will be responsible for all associated costs of obtaining the said postponement.

I am also recommending that Notice of the Change of Conditions be given in accordance with Section 53(24) of the Act;



500 Regent Street t 705.675.7536
P.O. Box 250/CP 250 f 705.675.0529
Sudbury ON P3E 4P1 w www.sudburyhydro.com

July 12, 2021

EMAILED: mducharme@westnipissing.ca

West Nipissing Municipality
225 Holditch Street, Suite 101
Sturgeon Falls, ON P2B 1T1

Attention: Melanie Ducharme, Municipal Clerk/Planner

Subject: Land Division Committee
AGENDA – July 12, 2021

Our File: WF0161957 C

Dear Ms. Ducharme:

We have field checked the applications which are pertinent to Corporation-owned plant and note the following:

APPLICATIONS FOR CONSENT AGENDA

C43/21 Niko Toulouse and Pierre Seguin
49079-1019 (LT) Part of Lot 4, Concession 1 36R14278 Part 6 Springer
Township Municipality of West Nipissing

As a condition of consent, Greater Sudbury Hydro Inc. will require the following:

A three metre (3 m) Frontage Easement along Dovercourt Rd, across the entire parcel (both severed and retained lands) , registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage of Land



500 Regent Street t 705.675.7536
P.O. Box 250/CP 250 f 705.675.0529
Sudbury ON P3E 4P1 w www.sudburyhydro.com



registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

Prior to satisfying the above condition, please contact the Energy Supply Department for further details/direction at 705-675-7536 extension 2265.

Please send a copy of the decision of the Committee to the undersigned for the above noted application.

C44/21 2623822 Ontario Ltd.
49079-1020 Part of Lot 4, Concession 1 Springer, Municipality of West
Nipissing

As a condition of consent, Greater Sudbury Hydro Inc. will require the following:

A three metre (3 m) Frontage Easement along Dovercourt Rd, across the entire parcel (both severed and retained lands) , registered on title to the subject property. The Owner/Applicant will be responsible for all legal and survey costs. The Owner/Applicant is also responsible for obtaining/providing a Postponement to be registered on title to the subject property, in favour of Greater Sudbury Hydro Inc's interest with respect to any and all existing Charge/Mortgage of Land registered on title to this property. The Owner/Applicant will be responsible for all costs associated with obtaining said Postponement.

Prior to satisfying the above condition, please contact the Energy Supply Department for further details/direction at 705-675-7536 extension 2265.

Please send a copy of the decision of the Committee to the undersigned for the above noted application.

Yours truly,

Alex Willoughby
Energy Supply Coordinator
:cl